

# Army Lodging Wellness Recommendation

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## Fort Benning - Final Submittal

August 15, 2003

**3D/I**

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## Introduction

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# Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Fort Benning Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including renovation, replacement/new construction, and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

## Methodology

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### ***Demand***

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing, or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

### ***Assessment***

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for conformance to the Army Lodging functional standards. Facilities

assessed to be in fair to good condition, and meeting the majority of functional requirements, are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.

- The age, condition, and configuration of the majority of existing Lodging buildings support a finding of replacement through new construction.
- Force protection construction criteria have a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed construction, incorporates requirements from the UFC 4-010-01. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

## Demand Summary

### ***Room Count and Mix Recommendation***

900 rooms

Proposed room mix:

- 200 standard guest rooms
- 636 extended-stay guest rooms offering a kitchenette
- 64 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

The demand analysis has determined a need of 900 rooms; however, based on existing and proposed building configurations, the actual number recommended for the Fort Benning Wellness Plan will be 905 rooms.

## Lodging Summary

The following Lodging for Fort Benning is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs. The number of rooms for the new

proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers because of building configuration.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
<b>Wellness Recommendation based on Demand Analysis</b>									
						900	200	636	64
<b>Existing Lodging Facilities</b>									
36	18			18		0			
37	19			19		0			
38	18			18		0			
75	220	220				0			
83	213	213				0			
96	60		28	32		61		61	
365	2				2	0			
367	2				2	0			
369	2				2	0			
371	2				2	0			
373	2				2	0			
399	597	597				0			
791	1				1	0			
<b>Totals</b>	<b>1156</b>	<b>1030</b>	<b>28</b>	<b>87</b>	<b>11</b>	<b>61</b>	<b>0</b>	<b>61</b>	<b>0</b>
<b>New Proposed Lodging Facility</b>									
						844	200	574	70
<b>Total Lodging Rooms</b>									
						905	200	635	70

### Summary of Room Count and Mix based on Configuration

- 905 rooms
  - 200 standard guest rooms;
  - 635 extended-stay guest rooms offering a kitchenette;
  - 70 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

## Cost Summary

### Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units					Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Renovation Cost**	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Renovation Cost	New Construction Cost
<b>Existing Lodging Facilities</b>									
36	18	***	\$ 1,276,380	\$ 1,907,105	66.93%	0			
37	19	***	\$ 1,276,380	\$ 1,907,105	66.93%	0			
38	18	***	\$ 1,276,380	\$ 1,907,105	66.93%	0			
75	220	\$ 8,127,485	****	\$ 14,055,365	57.82%	0			
83	213	\$ 7,670,970	****	\$ 12,838,345	59.75%	0			
96	60	* * * * *	\$ 1,074,715	\$ 5,870,780	18.31%	0		\$ 1,074,715	
365	2	***	\$ 277,145	\$ 446,455	62.08%	0			
367	2	***	\$ 277,145	\$ 446,455	62.08%	0			
369	2	***	\$ 277,145	\$ 446,455	62.08%	0			
371	2	***	\$ 277,145	\$ 446,455	62.08%	0			
373	2	***	\$ 277,145	\$ 446,455	62.08%	0			
399	597	\$ 20,612,925	****	\$ 39,249,860	52.52%	0			
791	1	***	\$ 277,145	\$ 446,455	62.08%	0			
<b>Totals</b>	<b>1156</b>					<b>61</b>	<b>\$ 1,074,715</b>	<b>\$ 1,074,715</b>	<b>\$ -</b>
<b>New Proposed Lodging Facility</b>									
						<b>844</b>	<b>\$ 63,260,900</b>		<b>\$ 63,260,900</b>
<b>Total</b>						<b>905</b>	<b>\$ 64,335,615</b>	<b>\$ 1,074,715</b>	<b>\$ 63,260,900</b>

\* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.

\*\* The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

\*\*\* If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.

\*\*\*\* If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

\* \* \* \* \* Renovation Cost includes Condition Assessment items and Renovation Cost to meet Army Lodging Standards.

### Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed renovation and new construction costs on-post. The renovation and new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per unit for FY08.

	Renovation	New Building	Total
Cost per Room at Fort Benning	\$ 38.88	\$ 44.83	\$ 44.43
Off Post Cost per Room	\$ 65.41	\$ 65.41	\$ 65.41
Difference between On-Post and Off-Post Lodging per room	\$ 26.53	\$ 20.58	\$ 20.98
% Savings of On-Post to Off-Post Lodging	40.6%	31.5%	32.1%

The Cost Per Room at Fort Benning is based on:

Renovation / New Construction Cost w/ inflation to FY 08

Current Operating Cost w/ inflation to FY 08

Cap Ex Cost

Capital Assessment Cost to FY 08

Off Post Cost is based on current room rate average with inflation to FY 08

Due to this cost difference and the savings of 32.1%, it is our recommendation that the Army construct a new Lodging facility and

retain one existing facility at Fort Benning in lieu of using off-post lodging to support the determined demand requirement. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

## Recommendations / Conclusions

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The Wellness Recommendation for Fort Benning is to renovate and retain building 96 with 60 rooms and to construct a new main Lodging facility to accommodate the public and back-of-the-house spaces and 844 rooms, for a total of 905 Lodging rooms to meet the 900 room requirement. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. Existing lodging facilities that do not meet condition and functional requirements based on cost shall be removed from the lodging inventory. A synopsis of recommended building action follows:

- Retain and renovate Building 96 based on current condition and configuration.
- Construct a new Lodging facility to include 844 total rooms including 200 standard rooms, 574 extended stay rooms, and 70 family suites. This building will be planned to include public and back-of-the-house Lodging functions for the total Lodging inventory.
- Remove Buildings 36, 37, 38, 75, 83, 365, 367, 369, 371, 373, 399 and 791 from the existing Lodging inventory due to the poor condition of existing building systems and cost to renovate to meet Army functional criteria.

### **Cost Summary**

The cost for this recommendation will be:

Renovation of building 96	\$ 1,074,715
New Lodging Facility	\$63,260,900
<b>Total</b>	<b>\$64,335,615</b>

### **Phasing**

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings 36, 37, 38, 75, 83, 365, 367, 369, 371, 373, 399 and 791.
- Renovate building 96 to current Army Lodging standards.
- Construct new Lodging facility prior to removing existing Lodging facilities from inventory.

- Remove buildings 36, 37, 38, 75, 83, 365, 367, 369, 371, 373, 399 and 791 from the existing Lodging inventory.



## Section 2 Lodging Master Plan

### Installation Summary

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Fort Benning is a US Army Training and Doctrine Command (TRADOC) installation. Covering 182,000 acres, Fort Benning is home to the U.S. Army Infantry Training Brigade, U.S. Infantry School, Ranger Training Brigade, Airborne School, and School of the Americas.

The Fort Benning Installation Guide incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of the Guide. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards require additional analyses and were incorporated into the recommendations of the Lodging Wellness Plan.

Established in 1918, the character of Fort Benning has been preserved and enhanced through the use of stone, brick, and stucco. Medium to low sloped red clay tile roofs, natural stone and brick exteriors, large double hung window and exterior openings, often shaded by overhangs or balconies, and long, low building masses exemplify the desired architecture of the installation.

### Master Plan Summary

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Lodging facilities at Fort Benning were constructed in various phases and are located in several areas of the installation. A thorough condition and functional assessment of the existing buildings noted significant deficiencies. Additionally, renovation of these buildings to the new Lodging standards and building configuration design is not viable within the 50% threshold. The existing primary Lodging facility, Building 399, Olson Hall, is located on Edwards Street, between Vibbert and Wold Avenue, in close proximity to a majority of the community facilities. This site is not recommended for future Lodging construction based on the size of the proposed facility and the historic classification of the existing quadrangle area.

The proposed Fort Benning Lodging Master Plan reflects 905 Lodging rooms with an initial replacement of almost the entire existing Lodging buildings in a new Lodging facility. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. This plan recommends retaining and renovating only building 96, based on current conditions and configuration. The remainder of the buildings

will be returned to the installation, and a new main Lodging facility will be constructed to meet the lodging demand analysis requirements. This new facility, in conjunction with existing Lodging facility 96, will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements.

Siting of the new 844 room Lodging facility is recommended to the south of the existing Lodging quadrangle, just outside the historical district. This plan recommends retaining the rooms in building 96 based on current condition and configuration.

## Existing Lodging Facilities

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### ***Lodging Buildings 36, 37 & 38, “Lewis, Green, and Collins Halls”***



Buildings 36, 37, and 38, constructed in 1934, are all of similar construction and age. The three buildings are two stories tall, with partial basements with mechanical rooms and crawl space. They each house 18 family suites on the two main levels. Each family suite has a living room and separate bedroom. Access to the rooms is through an interior corridor. These buildings are in good condition but do not meet current Army Lodging requirements. The cost to make improvements and bring these buildings up to the new standards will exceed the 50% replacement cost.

Our recommendation is to remove buildings 36, 37, and 38 from the Lodging inventory, allowing the installation to determine an alternate use for these facilities. These facilities will be removed from the Fort Benning Wellness Solution and Lodging Master Plan.

### ***Lodging Building 75, “McVeigh Hall”***



Building 75, constructed in 1924, is an historical structure with a full basement, housing 220 standard rooms. This facility shares space with tenants other than Army Lodging. Completely renovated recently, the building is typical of the construction of many buildings on the installation, and rooms are accessed from interior corridors without elevators. The building is in poor condition and does not meet current Army Lodging standards. The cost to make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove building 75 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Benning Wellness Solution and Lodging Master Plan.



### ***Lodging Building 83, “Towle Hall”***

Building 83, constructed in 1935, is an historical structure with full basement, housing 213 standard rooms. This facility shares space with tenants other than Army. Completely renovated recently, the building is typical of the construction of many buildings on the installation, and rooms are accessed from interior corridors without elevators. The building is in poor condition and does not meet current Army Lodging standards. The cost to make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove building 83 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Benning Wellness Solution and Lodging Master Plan.



### ***Lodging Building 96, “Gavin Hall”***

Building 96, constructed in 1994, is a two-story structure housing 28 extended stay rooms, 266 square feet each, and 32 one-bedroom guest rooms with kitchens, 370 square feet each. The building has a 340 square foot gift shop and a 600 square foot administration area directly adjacent to the front entrance. Facilities previously used for check-in have been removed and turned into lobby/breakfast space. The building has some main facility back-of-the-house and public spaces including in-house laundry, a maintenance room, front desk, and a few offices. These spaces will not be required with the recommendation of a new main Lodging facility as part of the Wellness Solution. The guest rooms are accessed from interior corridors, and a single elevator services both guests and housekeeping.

The 32 one-bedroom guest rooms do not meet Army Lodging size standards for family suites. It is our recommendation to renovate the room to a large extended stay room, at 370 s.f., in lieu of a too small family suite.

The building is in good condition and relatively new in age. Although renovation to guest rooms and some of the public and back-of-house areas is required, the cost to make improvements and bring this building up to the new standards will not exceed the 50% replacement cost.

Our recommendation is that building 96 remain in the Lodging inventory and continue to serve as part of the Fort Benning Wellness Solution and Lodging Master Plan.



***Lodging Buildings 365, 367, 369, 371 & 373 “McIver DVQ Complex”***

Buildings 365 (Lynch & Freeman Suites), 367 (Gordon & Fansworth Suites), 369 (Church & O’Daniel Suites), 371 (Walker & Bonesteel Suites), and 373 (King & Allen Suites), constructed in 1923, are of similar construction and age. All are DVQ suites; they are two-story, duplex suites, with either one or two bedrooms on the upper floor, and living room and full kitchen on the lower floor. These buildings are in good condition but do not meet current Army Lodging standards. The cost to make improvements and to bring these facilities up to the new standards will exceed the 50% replacement cost.

Our recommendation is to remove these buildings from the Lodging inventory, allowing the installation to determine an alternate use for these facilities. These facilities will be removed from the Fort Benning Wellness Solution and Lodging Master Plan.

***Lodging Building 399, “Olson Hall”***



Building 399, constructed in 1929, is a three-story historical structure housing 597 guest rooms. It is of similar construction and layout to both buildings 75 and 83, and is nearly ½ mile in length. It serves as the primary Lodging check-in for the installation and houses the Lodging administration offices. The building meets current Army Lodging size standards but is in poor condition. The cost to make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove building 399 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort Benning Wellness Solution and Lodging Master Plan.



### ***Lodging Building 791, “Marshall House”***

Building 791, constructed in 1930, is a two-story historical residential structure, with a two-story 3-season porch, housing one DVQ unit with kitchen. There are three bedrooms on the second floor, and a living room, dining room, kitchen, and study on the first floor. There are 2 bedrooms and additional living space in the lower level. The Protocol function for the installation is also housed in the basement.

The building is in good condition but does not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to the new standards will exceed the 50% replacement cost.

Our recommendation is to remove building 791 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Benning Wellness Solution and Lodging Master Plan.

## **New Lodging Building**

The proposed replacement/new Lodging facility includes a five-story building containing 844 rooms made up of 200 standard guest rooms, 574 extended stay rooms, and 70 family suites, arranged in a modified “H” configuration. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. The lobby and back-of-the-house spaces are sized for the 904 total Lodging guest rooms on the installation.

The proposed new construction would be sited to the south of the existing Lodging quadrangle, just outside the limits of the historical district. The irregular shaped site is bounded by Gaudette Street on the north, Carpenter on the south, Gillespie on the east, and Edwards on the west. Existing housing on the site is to be demolished, and the existing roads will be vacated and removed, leaving a clean, level site.

The proposed five-story Lodging facility will be constructed of masonry and steel or concrete, with brick and stucco veneer and standing seam metal roof to match the color of the typical red clay tile roofs. While just outside the actual historical district, this architecture will closely match the existing historical structures to the north and will blend with the existing surroundings. The windows will match the typical large double-hung windows in profile, glazed with insulated glass, and balconies are recommended at each room to match typical historical construction on

the installation. Architectural compatibility for Fort Benning is specific, and is incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of required rooms and to limit the length of the wings, the recommendation of this plan is to provide a 5-story building height, including six wings. The entrance will be emphasized by a single story height, covered drop-off area, and a play area adjacent to the family suites is recommended.

### ***Areas and Occupancy***

The following chart indicates all spaces and size for the proposed new construction based on program and the proposed conceptual building plan.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
<b>Total Area including 8% Add On Factor</b> (does not include Outside Areas)*			<b>#VALUE!</b>	<b>411,213</b>
<b>Public Areas</b>			<b>#VALUE!</b>	<b>92,846</b>
Exterior Entrance	N/A	N/A		-
Vestibule	1	1	-	-
Lobby (includes vestibule)	1	1,200-1,500	1,200-1,500	1,208
Front Desk	4 stations	300	300	256
Bell Cart Station	8	12	96	116
Breakfast Bar (Seat/Svc) - min.	1	1,000	1,000	917
Passenger Elevators	3 elev. @ 5 floors	64	#VALUE!	960
Stairs	12	230	13,800	10,525
Public Corridors	-	-	65,700	65,013
Public Telephone Area	4	6	24	25
Vending - Full Service	5	70	350	888
Vending - Ice Only	5	30	150	300
Women - Lobby	1	350	350	261
Men - Lobby	1	350	350	261
Multi-Purpose Room - (250 s.f. min.)	1	250	250	384
Study Rooms (1 per 25 ext stay units)	23	250	5,750	6,636
Guest Laundries (2 sets w/d per 75 units)	12	192	2,304	2,564
Gear Wash Rooms - (170 s.f. min.)	8	170	1,360	1,840
Guest Bulk Storage (1 per 4 family suites)	18	25 ea. 40 w/circ.	700	692
<b>Guest Rooms</b>	<b>844</b>		<b>263,700</b>	<b>263,700</b>
Guest Room - Standard	200	300	60,000	60,000
Guest Room - Ext. Stay	574	300	172,200	172,200
Guest Room - Family Suites	70	450	31,500	31,500



ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
<b>Back-of-House Areas</b>			<b>23,871</b>	<b>24,727</b>
Manager's Office	1	180	180	185
Assistant Manager Offices	1	120	120	120
Front Office Manager	1	100	100	100
Admin. Offices	10 staff	1,100-1,200	1,100-1,200	1,187
Cash Room	1	150	150	150
Luggage Storage	1	100	100	108
Admin. Conference Room	1	350	350	384
Housekeeping Office	1	120	120	150
Dirty/Clean Linen Storage	-	400	-	-
In-House Laundry - (500 s.f. minimum)	1	900	900	1,010
Receiving Office	1	75	75	101
Maintenance Area	1	600	600	641
Kitchen Prep Room	1	150	150	221
Break Room	1	420	420	420
Staff Toilet - Men	1	200	200	125
Staff Toilet - Women	1	250	250	125
Access Corridor	-	-	1,100	1,072
Receiving - min.	1	200	200	277
Housekeeping Rooms	1 per 15 units	128	7,296	7,265
Service Elevator	1	80	400	480
Data/Commo Room	1	150	150	150
Switch Closets	17	16	272	2,175
Janitor Closet	1	50	50	108
Mechanical Room	-	-	6,904	5,013
General Storage Room - (500 s.f. min.)	1	900	900	1,050
Bulk Storage Room - (500 s.f. min.)	1	900	900	1,086
Electrical Room	5	140	700	940
Elevator Equipment Room	1	84	84	84
<b>Exterior</b>			<b>400</b>	
Playground (Outdoor)	1	-	-	-
Grounds Maintenance	1	400	400	-

\* Add on factor to cover s.f. for partitions and any space not included in numbers above.

### Cost Summary

The New Construction Cost \$63,260,900

- The cost is for the initial building of 844 rooms.
- All costs are adjusted by the Area Cost Factor of 80% for Fort Benning.

### Cost Analysis

Summary of Project Replacement Cost (based on 411,213 s.f.)

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.37%</b>	<b>\$1,012,888.36</b>
Parking Lots		\$567,264.00
Site Earthwork		\$445,624.36
<b>03 Concrete</b>	<b>24.97%</b>	<b>\$10,671,273.22</b>
Floor Construction		\$8,502,837.22
Slab on Grade		\$330,048.00
Stair Construction		\$188,160.00
Standard Foundations		\$1,650,228.00
<b>04 Masonry</b>	<b>3.36%</b>	<b>\$1,434,120.18</b>
Exterior Walls		\$1,434,120.18

<b>07 Thermal &amp; Moisture Protection</b>	<b>4.02%</b>	<b>\$1,715,831.17</b>
Roof Construction		\$906,975.37
Roof Coverings		\$808,855.80
<b>08 Doors &amp; Windows</b>	<b>8.09%</b>	<b>\$3,455,031.20</b>
Exterior Doors		\$49,400.80
Exterior Windows		\$2,745,600.00
Interior Doors		\$660,030.40
<b>09 Finishes</b>	<b>16.95%</b>	<b>\$7,243,754.87</b>
Ceiling Finishes		\$1,893,125.87
Floor Finishes		\$2,637,745.48
Partitions		\$1,499,598.81
Wall Finishes		\$1,213,284.70
<b>10 Specialties</b>	<b>0.01%</b>	<b>\$2,711.60</b>
Fittings		\$2,711.60
<b>11 Equipment</b>	<b>4.31%</b>	<b>\$1,840,127.60</b>
Commercial Equipment		\$24,200.00
Other Equipment		\$1,815,927.60
<b>13 Special Construction</b>	<b>4.65%</b>	<b>\$1,986,874.51</b>
Communications & Security		\$894,423.58
Sprinklers		\$1,092,450.94
<b>14 Conveying Systems</b>	<b>0.40%</b>	<b>\$171,840.00</b>
Elevators and Lifts		\$171,840.00
<b>15 Mechanical</b>	<b>14.32%</b>	<b>\$6,118,681.60</b>
Cooling Generating Systems		\$2,640,364.80
Domestic Water Dist		\$1,274,400.00
Plumbing Fixtures		\$2,203,916.80
<b>16 Electrical</b>	<b>6.64%</b>	<b>\$2,835,987.60</b>
Electrical Service & Distribution		\$2,814,915.60
Site Lighting		\$21,072.00
<b>19 FF&amp;E</b>	<b>9.92%</b>	<b>\$4,240,000.00</b>
Interior FF&E allowance		\$4,240,000.00
Total Raw Cost	100.00%	\$42,729,121.90
<b>Additional Hard Cost (Template: Army Lodging New Construction)</b>		
<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$235,010.17
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$4,272,912.19
<b>Total Additional Hard Cost</b>		<b>\$4,507,922.36</b>
<b>Soft Cost (Template: Army Lodging New Construction)</b>		
<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$2,361,852.21
SIOH Conus	6.50%	\$3,223,928.27
Design	10.00%	\$4,723,704.43
08 MYr Inflation Fct	9.93%	\$5,714,370.35
<b>Total Soft Cost</b>		<b>\$16,023,855.26</b>
<b>Total Project Cost for Replacement</b>		<b>\$63,260,899.52</b>



**INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE**

**INSERT LODGING MASTER PLAN DRAWING HERE**

**INSERT PROPOSED LODGING FACILITY DRAWINGS (FLRS. 1-5) HERE**

## Overview

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### Section 3 Demand Analysis

Fort Benning and the Infantry School have a shared history that dates back to 1918. Their combined mission is to produce the world's finest combat infantrymen. The installation's training activities are the primary driver for lodging use.

From 1998 through 2001, the installation's population grew each year for an aggregate growth of approximately 34%. In 2002, this trend reversed and population declined slightly. Population projections within the next five years vary from 4.0% growth to 4.0% decline, with an expected 1.0% decline overall. The breakdown of expected population growth is indefinite, but it appears to impact Lodging's core customers: students and trainees.

Because of its training mission, Fort Benning's lodging demand is heavily skewed toward personnel on Temporary Duty (TDY). Permanent Change of Station (PCS) and unofficial travelers represent 6% and 4%, respectively, of the demand. Unofficial demand is not used in the calculation of recommended optimum room inventory. Many installation schools offer classes over a month in duration, and some classes last several months, resulting in long average stays.

The table below describes Fort Benning's official demand population.

<b>Fort Benning Official Market Demand Analysis</b>		
	<b>TDY</b>	<b>PCS</b>
<b>Total Demand:</b>	90%	6%
<b>Market Segmentation:</b>		
Individuals	100%	< 10%
Families	0%	> 90%
<b>Average Length of Stay (Days):</b>		
14 days or less	24% (3 days)	70% (5 days)
More than 14 days	76% (50 days)	30% (25 days)

*Source: Fort Benning Lodging Administration, compiled by Evans & Chastain, L.L.P.*

## On Post Inventory

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Fort Benning has 1,156 rooms in 13 buildings. Most of the rooms have either a full kitchen or a kitchenette. Some of the bathrooms are undergoing remodeling.

## Demand and Utilization

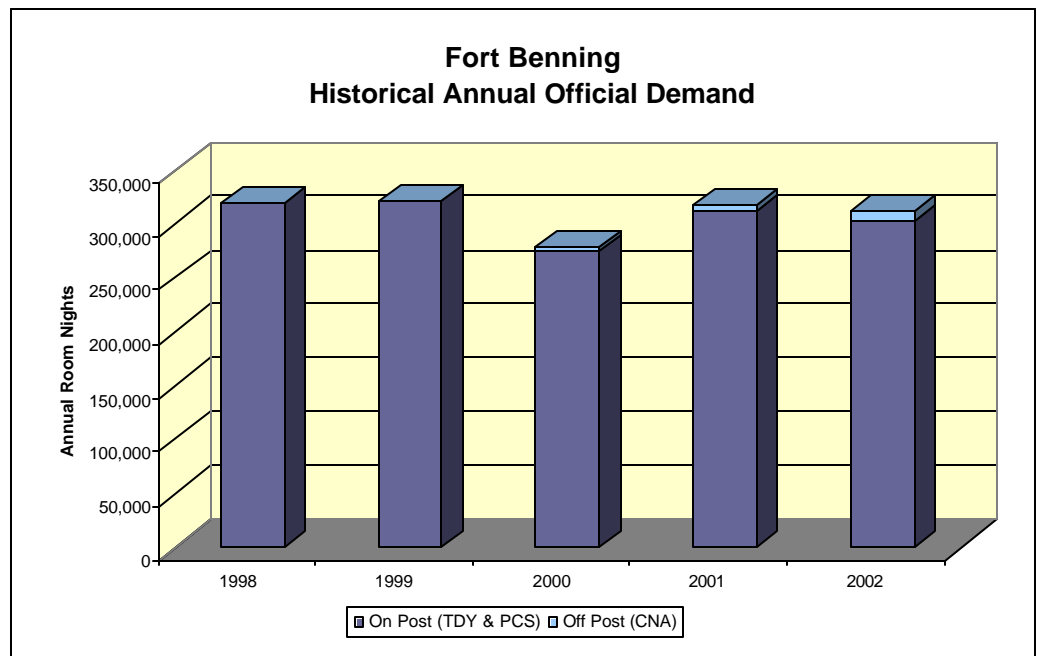
### **Data Summary**

Historically, Fort Benning's lodging demand was predominantly from students/trainees. Less than 15% of the demand was from non-student TDY personnel. As a result, changes in permanent party population had minimal impact on demand, while changes in student population significantly impacted demand.

For the past five years, demand on a monthly basis, inclusive of Certificates of Non-Availability (CNAs), ranged from 506 to 1,001 room nights per day on average annually. Over the entire five-year period, demand averaged 849 room nights per day overall. This demand was generally consistent except in 2000 when demand declined modestly due to housing some students and drill sergeants in barracks.

CNAs increased from an average of less than one room night per day in 1999 to 29 room nights per day in 2002 due to a decline in room inventory. In 2000, 78 rooms were taken out of inventory for an 18-month renovation. In 2002, an additional 96 rooms were removed for renovation; 76 were returned to service in 2003.

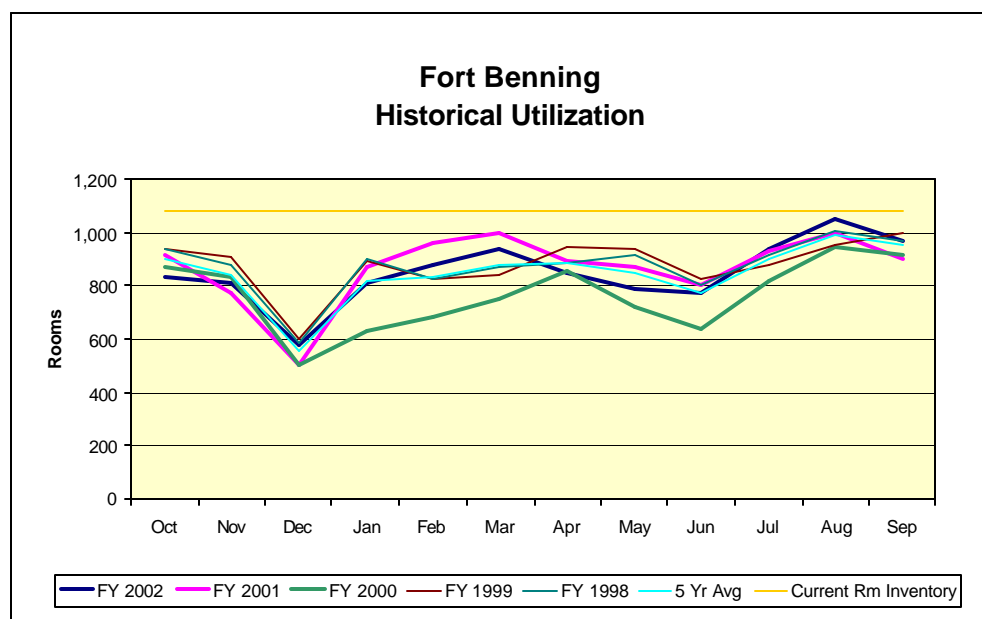
The following graph summarizes Fort Benning's historical lodging data; it identifies the annual official demand both on and off post.



Source: Fort Benning Lodging Administration, compiled by Evans & Chastain, L.L.P.

Lodging's occupancy over the last five years was consistent, ranging from 78% to 84%, except in 2000 when it ranged from 81% to 84%. With the exception of 2000, unofficial demand supplemented official demand and kept the overall occupancy between 81% and 84%. During periods of higher occupancy, unofficial demand ranged from 26,000 to 28,000 room nights annually for an average of 71 to 77 room nights per day. Based on the predictability of the student demand and a relatively strong demand from unofficial travelers (which is complimentary to official demand), it appears on an annualized basis there is minimal risk of vacancy. As noted previously, unofficial demand is not used in our calculation of recommended room inventory.

The following chart summarizes historical utilization data by month.



Source: Fort Benning Lodging Administration, compiled by Evans & Chastain, L.L.P.

Over the last five years, the month-to-month variances between years were minimal. The only exception was 2000, when, as mentioned previously, 78 rooms were taken off-line for renovation and the personnel who would have used those rooms went to barracks instead of receiving CNAs.

### Seasonality

Fort Benning has some lodging demand seasonality. Peak demand occurs in the summer; about 10% to 15% higher than the average demand for the year. A lower demand period occurs in December when students leave the installation and demand declines 35% below the

average for the year; this seasonal decline is significant enough to warrant consideration when determining proposed room inventory.

### ***Factors Influencing Demand***

No factors were identified as likely to alter demand or occupancy rates significantly in the next two to five years. The 1998 through 2001 population increases minimally impacted demand and are not expected to generate incremental demand that can be sustained.

The expected new drill sergeant school has not been documented or funded and is not considered quantitatively. If activated, it will generate additional demand.

Fort Benning has 4,055 family housing units. The Army Family Housing Master Plan does not provide for either an increase or decrease in the installation's housing stock. Combined with an anticipated stable installation population, demand for PCS lodging should not change over the next several years.

## **Private Market Capability**

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The commercial lodging market within a 30-minute rush-hour driving time radius of the installation approximates 3,000 to 3,500 rooms.

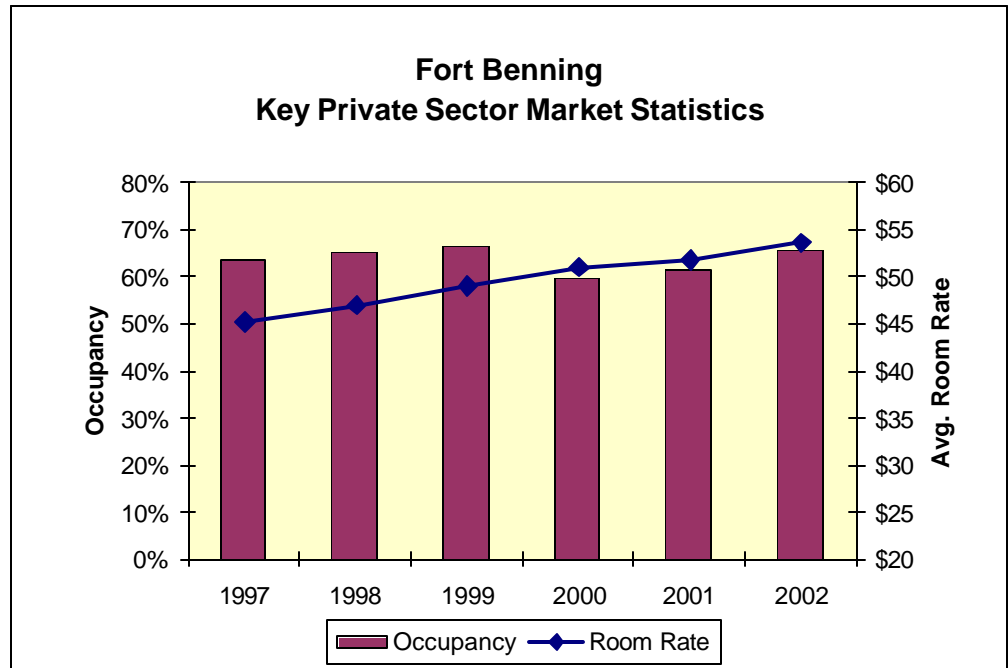
Approximately 75% of these rooms are located in properties on the installation's referral list. The market is in a state of equilibrium so the achieved Average Daily Rate (ADR) and occupancies are sufficient to justify new construction as additional demand is generated. Three new hotels are under construction within a 30-minute rush-hour driving time radius of the installation.

There are no other military lodging operations within a 30-minute radius of the installation.

Occupancy was consistent over the last five years. A review of the monthly occupancies of the major hotel chains immediately around Fort Benning does not suggest any seasonal peaks of demand would negatively impact the ability of the installation to lodge personnel off post at government rates.

The ADR increased approximately 18% during that five-year period. The lodging per diem rate is \$63, which is slightly higher than the average government rate charged to military personnel staying off post: \$59.50 per night at the major hotels considered adequate for military demand.

The following chart describes key private market statistics.



Source: Smith Travel Research, compiled by Evans & Chastain, L.L.P.

It is reasonable to assume from the data the private market has sufficient capacity to support the overflow lodging requirements Fort Benning personnel may encounter.

## Demand Requirement Determination

Official demand and occupancy were generally consistent over the last five years. As such, the average demand for the last five years is the best indicator of future demand after being normalized.

Normalization eliminates monthly demand peaks or valleys where official demand is 20% greater or 20% less than average demand for 1998 through 2002. Variances greater or less than 20% are atypical and unlikely to recur. Normalizing Fort Benning's data increased demand in one month by 896 rooms.

The Core Lodging Requirement objective is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number of rooms required on an annualized basis is 847, generating an average occupancy of 88%. Given the need to house trainees/students on base, the high percentage of rooms utilized by the students, and the high

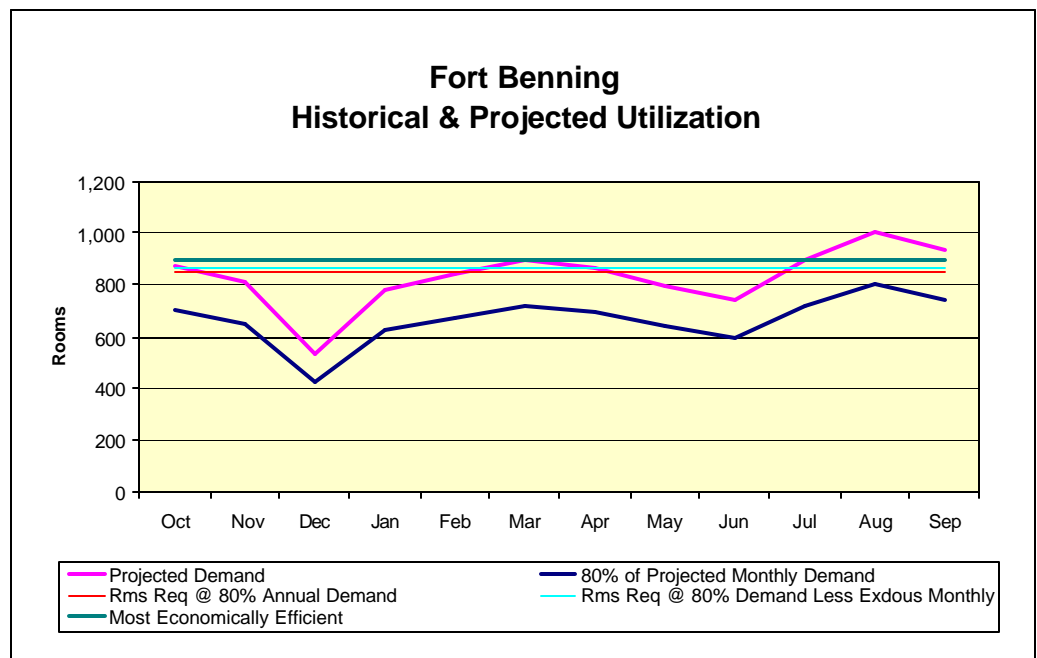


degree of their demand predictability, it is recommended a higher number of rooms be provided.

As identified earlier, Fort Benning experiences a significant exodus in December. If December is not considered when determining the number of rooms needed to provide for 80% of the official demand, an additional 20 rooms are required. With a room inventory of 867 rooms, the expected occupancy rate is also 88%.

Another consideration when determining the number of rooms to be provided at the installation is the “Most Economically Efficient” criterion. This measure compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. The number of rooms required to achieve this equilibrium for Fort Benning is 900 rooms.

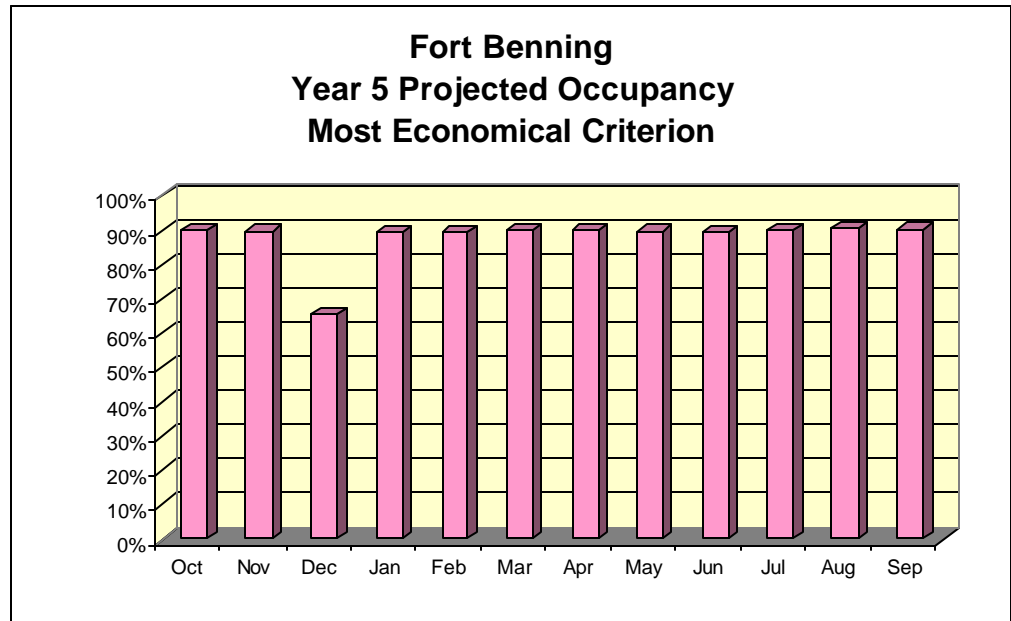
The chart below compares pertinent potential alternatives room inventories to the projected demand.



Source: Fort Benning Lodging Administration and Evans & Chastain, L.L.P.

With a room inventory of 900 rooms, the expected occupancy rate is 88% with an anticipated ADR in FY08 of \$35.25.

The chart below presents the expected occupancy percentage on a monthly basis.



Source: Evans & Chastain, L.L.P.

Using the “Most Economically Efficient” criterion, the average occupancy rate is 88% and 86% of the official demand is met. On a monthly basis, occupancy varies from 70% in December to 90% during the remaining months.

## Summary and Recommendation

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- The installation’s population change has had little impact on lodging demand. The installation’s population is anticipated to decline minimally over the next five years
- The private market has sufficient capacity to support the overflow lodging requirements Fort Benning personnel may encounter
- Official demand was generally very consistent over the last five years
- Over the last five years, CNAs accounted for less than 1% of the official demand. CNAs increased in 2002, but were related to room renovation, not increased demand
- Existing demand justifies a room inventory higher than 80% of the official demand

- Providing a room inventory equal to the “Most Economically Efficient” will generate an occupancy rate of 85%.

***Room Count and Mix Recommendation***

- 900 rooms
- Proposed room mix:
  - 200 standard guest rooms
  - 636 extended-stay guest rooms offering a kitchenette
  - 64 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

### Section 4 Facility Assessment and Plans

Each Lodging facility is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
  - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
  - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
  - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.

**Special Note**, if a building is being retained based on the Wellness Recommendation, and has some renovations in order to meet Army Lodging standards, two cost models are used. The Condition Cost is used for wellness items and the Renovation Cost for functional renovations. These two cost need to be added together for the full renovation cost.

On this installation **Building 96** uses both cost models for the total renovation.



Bldg .036

## Building 0036

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Building 36 was constructed in 1934. The 13,971 square foot facility contains 18 lodging units without full kitchens. The building is functioning as 18 standard stay rooms.

### Significant Assumptions

The replacement and renovation cost models are based on 18 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 80% for Ft Benning.

### Cost Analysis

Renovation Cost	\$1,276,380.00
Replacement Cost	\$1,907,105.00
Renovation to Replacement Cost Ratio	66.93%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 36 is not recommended.

## Attributes

01.Number of Units Constructed	18
02.Number of Units Used	18
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	18
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	18
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	18
16.Delta renovation	0

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: The units in this building contain 2 beds, 2 headboards, 1 dresser, 3 night stands, 1 desk with chair, 1 TV, 1 TV cabinet, 2 lamps, 2 sets of drapes, bedcovers, and linens. All items are in fair condition.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: There is a reinforced concrete foundations that is in good condition.
- Recommendation: No corrective action necessary.

#### **Slab on Grade**

- Analysis: The foundation is slab on grade concrete and is in good condition.
- Recommendation: No corrective action necessary.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is poured concrete in good condition.
- Recommendation: No corrective action necessary.

#### **Roof Construction**

- Analysis: The roof structure is wood framed and in good condition.
- Recommendation: No corrective action necessary.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The Stucco finish is in good condition.
- Recommendation: No corrective action necessary.

#### **Exterior Windows**

- Analysis: The aluminum windows are single glazed and in fair condition.
- Recommendation: Replace windows with insulated glass system.

#### **Exterior Doors**

- Analysis: The doors are hollow metal, insulated doors and are in good condition.
- Recommendation: No corrective action necessary.

### **Roofing**

**Roof Coverings**

- Analysis: Clay tile roof is in good condition.
- Recommendation: No corrective action necessary

**Interior Construction****Partitions**

- Analysis: The partitions are stud and gypsum board and are in good condition.
- Recommendation: No corrective action necessary.

**Interior Doors**

- Analysis: The interior doors are in good condition.
- Recommendation: No corrective action necessary.

**Fittings**

- Analysis: There are no fittings in this building.
- Recommendation: No corrective action required.

**Stairs****Stair Construction**

- Analysis: The stair construction is concrete and is in good condition.
- Recommendation: No corrective action required.

**Interior Finishes****Wall Finishes**

- Analysis: The wall finishes are painted plaster which is in paint or wall covering.
- Recommendation: Paint the walls.

**Floor Finishes**

- Analysis: The carpet is in poor condition.
- Recommendation: Replace the carpet.

**Ceiling Finishes**

- Analysis: The ceiling is painted plaster and are in poor condition.
- Recommendation: Paint the ceilings.

**Plumbing****Plumbing Fixtures**

- Analysis: The bathroom fixtures are in fair condition.
- Recommendation: Replace the bathroom fixtures.

**Domestic Water Distribution**

- Analysis: The water and waste water system is in fair condition.
- Recommendation: Replace domestic and waste water lines.

**HVAC****Cooling Generating Systems**

- Analysis: The building has a two pipe heating/cooling system.

- Recommendation: Install PTAC units throughout the building.

## **Fire Protection**

### **Sprinklers**

- Analysis: The building has no sprinkler system.
- Recommendation: Install a sprinkler system.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: The main service and the distribution system is inadequate and is in fair condition.
- Recommendation: Install an all new electrical system.

### **Communications and Security**

- Analysis: Fire alarm system is in good condition.
- Recommendation: No corrective action required.

## **Equipment**

### **Other Equipment**

- Analysis: Each building does not have its own washer and dryer.
- Recommendation: Provide a washer and dryer for each building.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site is well graded and provides adequate parking.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

- **Extended Stay Guest Room**



The following are existing conditions that do not meet the Functional Criteria that are considered major deficits. Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 18 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>08 Doors &amp; Windows</b>	<b>13.52%</b>	<b>\$52,713.36</b>
Al. Windows - Beyond Useful Life		\$52,713.36
<b>09 Finishes</b>	<b>7.82%</b>	<b>\$30,495.81</b>
Carpet: Beyond Useful Life		\$13,045.50
Covered Walkway Ceiling: Paint Failing		\$944.00
Interior ceilings: Paint Failing		\$6,594.31
Interior walls: Paint failing		\$9,912.00
<b>13 Special Construction</b>	<b>11.36%</b>	<b>\$44,282.01</b>
Fire Sprinklers: Missing or Inadequate		\$44,282.01
<b>15 Mechanical</b>	<b>30.74%</b>	<b>\$119,862.06</b>
Pipe, domestic water: Beyond expected useful life		\$25,800.62
PTAC: Missing or inadequate		\$25,418.88
Sewage System: Beyond expected useful life		\$12,380.32
Shower: Beyond expected useful life		\$30,866.40
Sink & vanity: Replace due to remodel		\$11,126.88
Water closet: Replace due to remodel		\$14,268.96
<b>16 Electrical</b>	<b>13.48%</b>	<b>\$52,565.12</b>
Branch Circuits: Beyond Expected Useful Life		\$35,066.24
Fixtures, fluorescent: Beyond expected useful life		\$3,566.88
Main service: Missing or inadequate		\$13,932.00
<b>19 FF&amp;E</b>	<b>23.08%</b>	<b>\$90,000.00</b>
Hard and soft goods: Beyond expected useful life		\$90,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$389,918.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,144.55
Force Protection	9.00%	\$38,794.89
General Conditions	10.00%	\$38,991.80
<b>Total Additional Hard Cost</b>		<b>\$79,931.24</b>

#### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$46,984.92
SIOH Conus	6.50%	\$33,594.22
Design	10.00%	\$46,984.92
08 MYr Inflation Fct	9.93%	\$59,323.14
<b>Total Soft Cost</b>		<b>\$186,887.21</b>
<b>Total Project</b>		<b>\$656,736.45</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>03 Concrete</b>	<b>1.55%</b>	<b>\$11,760.00</b>
Stair Construction		\$11,760.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.76%</b>	<b>\$13,315.28</b>
Roof Construction		\$13,315.28
<b>08 Doors &amp; Windows</b>	<b>12.13%</b>	<b>\$91,928.00</b>
Exterior Windows		\$70,400.00
Interior Doors		\$21,528.00
<b>09 Finishes</b>	<b>28.62%</b>	<b>\$216,918.55</b>
Ceiling Finishes		\$39,599.28
Floor Finishes		\$50,339.15
Partitions		\$48,475.93
Wall Finishes		\$78,504.19
<b>10 Specialties</b>	<b>0.15%</b>	<b>\$1,116.72</b>
Fittings		\$1,116.72
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$72.00</b>
Other Equipment		\$72.00
<b>13 Special Construction</b>	<b>8.88%</b>	<b>\$67,284.34</b>
Communications & Security		\$30,289.13
Sprinklers		\$36,995.21
<b>15 Mechanical</b>	<b>22.49%</b>	<b>\$170,414.40</b>
Cooling Generating Systems		\$89,414.40
Domestic Water Dist		\$38,880.00
Plumbing Fixtures		\$42,120.00
<b>16 Electrical</b>	<b>12.54%</b>	<b>\$95,002.80</b>
Electrical Service & Distribution		\$95,002.80
<b>19 FF&amp;E</b>	<b>11.88%</b>	<b>\$90,000.00</b>
Interior FF&E allowance		\$90,000.00
Total Raw Cost	100.00%	\$757,812.09

### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,167.97
Force Protection	9.00%	\$75,398.51
General Conditions	10.00%	\$75,781.21
<b>Total Additional Hard Cost</b>		<b>\$155,347.69</b>

### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$91,315.98
SIOH Conus	6.50%	\$65,290.92
Design	10.00%	\$91,315.98
08 MYr Inflation Fct	9.93%	\$115,295.51

Total Soft Cost	\$363,218.39
Total Project Cost for Renovation	\$1,276,378.16

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>1.90%</b>	<b>\$24,427.60</b>
Site Earthwork		\$24,427.60
<b>03 Concrete</b>	<b>19.74%</b>	<b>\$254,280.38</b>
Floor Construction		\$176,208.38
Slab on Grade		\$18,048.00
Stair Construction		\$5,880.00
Standard Foundations		\$54,144.00
<b>04 Masonry</b>	<b>6.16%</b>	<b>\$79,320.98</b>
Exterior Walls		\$79,320.98
<b>07 Thermal &amp; Moisture Protection</b>	<b>5.86%</b>	<b>\$75,524.53</b>
Roof Construction		\$30,738.51
Roof Coverings		\$44,786.02
<b>08 Doors &amp; Windows</b>	<b>8.26%</b>	<b>\$106,359.20</b>
Exterior Doors		\$10,788.00
Exterior Windows		\$70,400.00
Interior Doors		\$25,171.20
<b>09 Finishes</b>	<b>13.83%</b>	<b>\$178,191.76</b>
Ceiling Finishes		\$28,735.32
Floor Finishes		\$50,691.30
Partitions		\$52,771.98
Wall Finishes		\$45,993.15
<b>10 Specialties</b>	<b>0.09%</b>	<b>\$1,206.40</b>
Fittings		\$1,206.40
<b>11 Equipment</b>	<b>3.91%</b>	<b>\$50,400.00</b>
Other Equipment		\$50,400.00
<b>13 Special Construction</b>	<b>5.06%</b>	<b>\$65,189.38</b>
Communications & Security		\$29,346.05
Sprinklers		\$35,843.33
<b>15 Mechanical</b>	<b>20.68%</b>	<b>\$266,430.40</b>
Cooling Generating Systems		\$86,630.40
Domestic Water Dist		\$38,880.00
Plumbing Fixtures		\$140,920.00
<b>16 Electrical</b>	<b>7.52%</b>	<b>\$96,808.80</b>
Electrical Service & Distribution		\$96,808.80
<b>19 FF&amp;E</b>	<b>6.99%</b>	<b>\$90,000.00</b>
Interior FF&E allowance		\$90,000.00
Total Raw Cost	100.00%	\$1,288,139.43

### Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,084.77
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$128,813.94

<b>Total Additional Hard Cost</b>	<b>\$135,898.71</b>
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**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$71,201.91
SIOH Conus	6.50%	\$97,190.60
Design	10.00%	\$142,403.81
08 MYr Inflation Fct	9.93%	\$172,269.06
<b>Total Soft Cost</b>		<b>\$483,065.39</b>
<b>Total Project Cost for Replacement</b>		<b>\$1,907,103.53</b>

**INSERT BUILDING 36 FLOOR PLANS HERE**



Bldg. 037

## Building 0037

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Building 37 was constructed in 1934. The 13,971 square foot facility contains 19 lodging units without full kitchens. The building is functioning as 19 standard stay rooms.

### Significant Assumptions

The replacement and renovation cost models are based on 18 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 80% for Ft Benning.

### Cost Analysis

Renovation Cost	\$1,276,380.00
Replacement Cost	\$1,907,105.00
Renovation to Replacement Cost Ratio	66.93%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 37 is not recommended.

## Attributes

01.Number of Units Constructed	19
02.Number of Units Used	19
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	18
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	18
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	18
16.Delta renovation	-1



## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: The units in this building contain 2 beds, 2 headboards, 1 dresser, 3 night stands, 1 desk with chair, 1 TV, 1 TV cabinet, 2 lamps, 2 sets of drapes, bedcovers, and linens. All items are near the end of their useful life.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The reinforced concrete foundation is in good condition.
- Recommendation: No corrective action necessary.

#### **Slab on Grade**

- Analysis: The slab on grade concrete is in good condition
- Recommendation: No corrective action necessary.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is poured concrete in good condition.
- Recommendation: No corrective action necessary.

#### **Roof Construction**

- Analysis: The roof structure is wood framed and in good condition.
- Recommendation: No corrective action necessary.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The stucco finish is in good condition.
- Recommendation: No corrective action necessary.

#### **Exterior Windows**

- Analysis: The aluminum windows are single glazed and are in fair condition.
- Recommendation: Replace windows with insulated glass system.

#### **Exterior Doors**

- Analysis: The doors are hollow metal, insulated doors, and are in good condition.
- Recommendation: No corrective action necessary.

### **Roofing**

#### **Roof Coverings**

- Analysis: The clay tile roof is in good condition.
- Recommendation: No corrective action necessary

## **Interior Construction**

### **Partitions**

- Analysis: The partitions are stud and gypsum board and are in good condition.
- Recommendation: No corrective action necessary.

### **Interior Doors**

- Analysis: The interior doors are in good condition.
- Recommendation: No corrective action necessary.

### **Fittings**

- Analysis: There are no fittings in this building.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The stair construction is concrete and is in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The wall finishes are painted plaster and are in fair condition
- Recommendation: Paint the walls.

### **Floor Finishes**

- Analysis: The carpet is in poor condition.
- Recommendation: Replace the carpet.

### **Ceiling Finishes**

- Analysis: The ceiling is painted plaster and are in poor condition.
- Recommendation: Paint the ceilings .

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: All the bathroom fixtures are in fair condition.
- Recommendation: Replace the bathroom fixtures.

### **Domestic Water Distribution**

- Analysis: The domestic and waste water system are in fair condition.
- Recommendation: Replace the domestic and waste water lines.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The building has a two pipe heating/cooling system that is in fair condition.
- Recommendation: Install cooling the units.

## **Fire Protection**

### **Sprinklers**

- Analysis: The building has no sprinkler system.
- Recommendation: Install a sprinkler system.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Main service and the distribution system is in fair condition.
- Recommendation: Install an all new electrical system.

### **Communications and Security**

- Analysis: The fire alarm system is in good condition.
- Recommendation: No corrective action required.

## **Equipment**

### **Other Equipment**

- Analysis: Each building does not have its own washer and dryer.
- Recommendation: Provide a washer and dryer for each building.

## **Site Preparation**

### **Site Earthwork**

- Analysis: Site is well graded and provides adequate parking.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

- **Extended Stay Guest Room**

The following are existing conditions that do not meet the Functional Criteria that are considered major deficits. Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 18 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>08 Doors &amp; Windows</b>	<b>13.35%</b>	<b>\$52,713.36</b>
Al. Windows - Beyond Useful Life		\$52,713.36
<b>09 Finishes</b>	<b>7.72%</b>	<b>\$30,495.81</b>
Carpet: Beyond Useful Life		\$13,045.50
Covered Walkway Ceiling: Paint Failing		\$944.00
Interior ceilings: Paint Failing		\$6,594.31
Interior walls: Paint failing		\$9,912.00
<b>13 Special Construction</b>	<b>11.21%</b>	<b>\$44,282.01</b>
Fire Sprinklers: Missing or Inadequate		\$44,282.01
<b>15 Mechanical</b>	<b>30.35%</b>	<b>\$119,862.06</b>
Pipe, domestic water: Beyond expected useful life		\$25,800.62
PTAC: Missing or inadequate		\$25,418.88
Sewage System: Beyond expected useful life		\$12,380.32
Shower: Beyond expected useful life		\$30,866.40
Sink & vanity: Replace due to remodel		\$11,126.88
Water closet: Replace due to remodel		\$14,268.96
<b>16 Electrical</b>	<b>13.31%</b>	<b>\$52,565.12</b>
Branch Circuits: Beyond Expected Useful Life		\$35,066.24
Fixtures, fluorescent: Beyond expected useful life		\$3,566.88
Main service: Missing or inadequate		\$13,932.00
<b>19 FF&amp;E</b>	<b>24.06%</b>	<b>\$95,000.00</b>
Hard and soft goods: Beyond expected useful life		\$95,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$394,918.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,172.05
Force Protection	9.00%	\$39,292.37
General Conditions	10.00%	\$39,491.80
<b>Total Additional Hard Cost</b>		<b>\$80,956.22</b>

#### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$47,587.42
SIOH Conus	6.50%	\$34,025.01
Design	10.00%	\$47,587.42
08 MYr Inflation Fct	9.93%	\$60,083.85
<b>Total Soft Cost</b>		<b>\$189,283.70</b>
<b>Total Project</b>		<b>\$665,157.92</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>03 Concrete</b>	<b>1.55%</b>	<b>\$11,760.00</b>
Stair Construction		\$11,760.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.76%</b>	<b>\$13,315.28</b>
Roof Construction		\$13,315.28
<b>08 Doors &amp; Windows</b>	<b>12.13%</b>	<b>\$91,928.00</b>
Exterior Windows		\$70,400.00
Interior Doors		\$21,528.00
<b>09 Finishes</b>	<b>28.62%</b>	<b>\$216,918.55</b>
Ceiling Finishes		\$39,599.28
Floor Finishes		\$50,339.15
Partitions		\$48,475.93
Wall Finishes		\$78,504.19
<b>10 Specialties</b>	<b>0.15%</b>	<b>\$1,116.72</b>
Fittings		\$1,116.72
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$72.00</b>
Other Equipment		\$72.00
<b>13 Special Construction</b>	<b>8.88%</b>	<b>\$67,284.34</b>
Communications & Security		\$30,289.13
Sprinklers		\$36,995.21
<b>15 Mechanical</b>	<b>22.49%</b>	<b>\$170,414.40</b>
Cooling Generating Systems		\$89,414.40
Domestic Water Dist		\$38,880.00
Plumbing Fixtures		\$42,120.00
<b>16 Electrical</b>	<b>12.54%</b>	<b>\$95,002.80</b>
Electrical Service & Distribution		\$95,002.80
<b>19 FF&amp;E</b>	<b>11.88%</b>	<b>\$90,000.00</b>
Interior FF&E allowance		\$90,000.00
Total Raw Cost	100.00%	\$757,812.09

### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,167.97
Force Protection	9.00%	\$75,398.51
General Conditions	10.00%	\$75,781.21
<b>Total Additional Hard Cost</b>		<b>\$155,347.69</b>

### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$91,315.98
SIOH Conus	6.50%	\$65,290.92
Design	10.00%	\$91,315.98
08 MYr Inflation Fct	9.93%	\$115,295.51

Total Soft Cost	\$363,218.39
Total Project Cost for Renovation	\$1,276,378.16

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>1.90%</b>	<b>\$24,427.60</b>
Site Earthwork		\$24,427.60
<b>03 Concrete</b>	<b>19.74%</b>	<b>\$254,280.38</b>
Floor Construction		\$176,208.38
Slab on Grade		\$18,048.00
Stair Construction		\$5,880.00
Standard Foundations		\$54,144.00
<b>04 Masonry</b>	<b>6.16%</b>	<b>\$79,320.98</b>
Exterior Walls		\$79,320.98
<b>07 Thermal &amp; Moisture Protection</b>	<b>5.86%</b>	<b>\$75,524.53</b>
Roof Construction		\$30,738.51
Roof Coverings		\$44,786.02
<b>08 Doors &amp; Windows</b>	<b>8.26%</b>	<b>\$106,359.20</b>
Exterior Doors		\$10,788.00
Exterior Windows		\$70,400.00
Interior Doors		\$25,171.20
<b>09 Finishes</b>	<b>13.83%</b>	<b>\$178,191.76</b>
Ceiling Finishes		\$28,735.32
Floor Finishes		\$50,691.30
Partitions		\$52,771.98
Wall Finishes		\$45,993.15
<b>10 Specialties</b>	<b>0.09%</b>	<b>\$1,206.40</b>
Fittings		\$1,206.40
<b>11 Equipment</b>	<b>3.91%</b>	<b>\$50,400.00</b>
Other Equipment		\$50,400.00
<b>13 Special Construction</b>	<b>5.06%</b>	<b>\$65,189.38</b>
Communications & Security		\$29,346.05
Sprinklers		\$35,843.33
<b>15 Mechanical</b>	<b>20.68%</b>	<b>\$266,430.40</b>
Cooling Generating Systems		\$86,630.40
Domestic Water Dist		\$38,880.00
Plumbing Fixtures		\$140,920.00
<b>16 Electrical</b>	<b>7.52%</b>	<b>\$96,808.80</b>
Electrical Service & Distribution		\$96,808.80
<b>19 FF&amp;E</b>	<b>6.99%</b>	<b>\$90,000.00</b>
Interior FF&E allowance		\$90,000.00
Total Raw Cost	100.00%	\$1,288,139.43

### Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,084.77
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$128,813.94



<b>Total Additional Hard Cost</b>	<b>\$135,898.71</b>
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**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$71,201.91
SIOH Conus	6.50%	\$97,190.60
Design	10.00%	\$142,403.81
08 MYr Inflation Fct	9.93%	\$172,269.06
<b>Total Soft Cost</b>		<b>\$483,065.39</b>
<b>Total Project Cost for Replacement</b>		<b>\$1,907,103.53</b>

**INSERT BUILDING 37 FLOOR PLANS HERE**



Bldg. 038

## Building 0038

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Building 38 was constructed in 1934. The 13,971 square foot facility contains 18 lodging units without full kitchens. The building is functioning as 18 standard stay rooms.

### Significant Assumptions

The replacement and renovation cost models are based on 18 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 80% for Ft Benning.

### Cost Analysis

Renovation Cost	\$1,276,380.00
Replacement Cost	\$1,907,105.00
Renovation to Replacement Cost Ratio	66.93%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 38 is not recommended.

## Attributes

01.Number of Units Constructed	18
02.Number of Units Used	18
03.Back of House Function	N/A
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	18
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	18
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	18
16.Delta renovation	0

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: The units in this building contain 2 beds, 2 headboards, 1 dresser, 3 night stands, 1 desk with chair, 1 TV, 1 TV cabinet, 2 lamps, 2 sets of drapes, bedcovers, and linens. All items are in fair condition.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The reinforced concrete foundations is in good condition.
- Recommendation: No corrective action necessary.

#### **Slab on Grade**

- Analysis: The slab on grade concrete in basement area is in good condition
- Recommendation: No corrective action necessary.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is of poured concrete and in good condition.
- Recommendation: No corrective action necessary.

#### **Roof Construction**

- Analysis: The roof structure is wood framed and in good condition
- Recommendation: No corrective action necessary.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The stucco finish is in good condition.
- Recommendation: No corrective action necessary.

#### **Exterior Windows**

- Analysis: The aluminum windows are single glazed and are in fair condition.
- Recommendation: Replace windows with insulated glass system.

#### **Exterior Doors**

- Analysis: The doors are hollow metal, insulated doors, and are in good condition.
- Recommendation: No corrective action necessary.

### **Roofing**

**Roof Coverings**

- Analysis: Clay tile roof is in good condition.
- Recommendation: No corrective action necessary

**Interior Construction****Partitions**

- Analysis: The partitions are stud and gypsum board and are in good condition.
- Recommendation: No corrective action necessary.

**Interior Doors**

- Analysis: The interior doors are in good condition.
- Recommendation: No corrective action necessary.

**Fittings**

- Analysis: There are no fittings in this building.
- Recommendation: No corrective action required.

**Stairs****Stair Construction**

- Analysis: The stair construction is concrete and is in good condition.
- Recommendation: No corrective action required.

**Interior Finishes****Wall Finishes**

- Analysis: The wall finishes are painted plaster and is in good condition.
- Recommendation: Paint the walls.

**Floor Finishes**

- Analysis: Carpet is in poor condition.
- Recommendation: Replace the carpet.

**Ceiling Finishes**

- Analysis: The ceiling is painted plaster and is in poor condition.
- Recommendation: Paint the ceilings.

**Plumbing****Plumbing Fixtures**

- Analysis: The bathroom fixtures are in fair condition.
- Recommendation: Replace the bathroom fixtures.

**Domestic Water Distribution**

- Analysis: The domestic and waste water systems are in fair condition.
- Recommendation: Replace the domestic and waste water lines.

**HVAC****Cooling Generating Systems**

- Analysis: The building has a two pipe heating/cooling system that is in fair condition.
- Recommendation: Install cooling units.

## **Fire Protection**

### **Sprinklers**

- Analysis: The building has no sprinkler system.
- Recommendation: Install a sprinkler system.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: The distribution system is in poor condition.
- Recommendation: Install a new electrical system.

### **Communications and Security**

- Analysis: The building has a fire annunciation system.
- Recommendation: No corrective action required.

## **Equipment**

### **Other Equipment**

- Analysis: Each building does not have its own washer and dryer.
- Recommendation: Provide a washer and dryer for each building.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site is well graded and provides adequate parking.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

- **Extended Stay Guest Room**

The following are existing conditions that do not meet the Functional Criteria that are considered major deficits. Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 18 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>08 Doors &amp; Windows</b>	<b>13.52%</b>	<b>\$52,713.36</b>
Al. Windows - Beyond Useful Life		\$52,713.36
<b>09 Finishes</b>	<b>7.82%</b>	<b>\$30,495.81</b>
Carpet: Beyond Useful Life		\$13,045.50
Covered Walkway Ceiling: Paint Failing		\$944.00
Interior ceilings: Paint Failing		\$6,594.31
Interior walls: Paint failing		\$9,912.00
<b>13 Special Construction</b>	<b>11.36%</b>	<b>\$44,282.01</b>
Fire Sprinklers: Missing or Inadequate		\$44,282.01
<b>15 Mechanical</b>	<b>30.74%</b>	<b>\$119,862.06</b>
Pipe, domestic water: Beyond expected useful life		\$25,800.62
PTAC: Missing or inadequate		\$25,418.88
Sewage System: Beyond expected useful life		\$12,380.32
Shower: Beyond expected useful life		\$30,866.40
Sink & vanity: Replace due to remodel		\$11,126.88
Water closet: Replace due to remodel		\$14,268.96
<b>16 Electrical</b>	<b>13.48%</b>	<b>\$52,565.12</b>
Branch Circuits: Beyond Expected Useful Life		\$35,066.24
Fixtures, fluorescent: Beyond expected useful life		\$3,566.88
Main service: Missing or inadequate		\$13,932.00
<b>19 FF&amp;E</b>	<b>23.08%</b>	<b>\$90,000.00</b>
Hard and soft goods: Beyond expected useful life		\$90,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$389,918.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,144.55
Force Protection	9.00%	\$38,794.89
General Conditions	10.00%	\$38,991.80
<b>Total Additional Hard Cost</b>		<b>\$79,931.24</b>

#### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$46,984.92
SIOH Conus	6.50%	\$33,594.22
Design	10.00%	\$46,984.92
08 MYr Inflation Fct	9.93%	\$59,323.14
<b>Total Soft Cost</b>		<b>\$186,887.21</b>
<b>Total Project</b>		<b>\$656,736.45</b>



## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>03 Concrete</b>	<b>1.55%</b>	<b>\$11,760.00</b>
Stair Construction		\$11,760.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.76%</b>	<b>\$13,315.28</b>
Roof Construction		\$13,315.28
<b>08 Doors &amp; Windows</b>	<b>12.13%</b>	<b>\$91,928.00</b>
Exterior Windows		\$70,400.00
Interior Doors		\$21,528.00
<b>09 Finishes</b>	<b>28.62%</b>	<b>\$216,918.55</b>
Ceiling Finishes		\$39,599.28
Floor Finishes		\$50,339.15
Partitions		\$48,475.93
Wall Finishes		\$78,504.19
<b>10 Specialties</b>	<b>0.15%</b>	<b>\$1,116.72</b>
Fittings		\$1,116.72
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$72.00</b>
Other Equipment		\$72.00
<b>13 Special Construction</b>	<b>8.88%</b>	<b>\$67,284.34</b>
Communications & Security		\$30,289.13
Sprinklers		\$36,995.21
<b>15 Mechanical</b>	<b>22.49%</b>	<b>\$170,414.40</b>
Cooling Generating Systems		\$89,414.40
Domestic Water Dist		\$38,880.00
Plumbing Fixtures		\$42,120.00
<b>16 Electrical</b>	<b>12.54%</b>	<b>\$95,002.80</b>
Electrical Service & Distribution		\$95,002.80
<b>19 FF&amp;E</b>	<b>11.88%</b>	<b>\$90,000.00</b>
Interior FF&E allowance		\$90,000.00
Total Raw Cost	100.00%	\$757,812.09

### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,167.97
Force Protection	9.00%	\$75,398.51
General Conditions	10.00%	\$75,781.21
<b>Total Additional Hard Cost</b>		<b>\$155,347.69</b>

### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$91,315.98
SIOH Conus	6.50%	\$65,290.92
Design	10.00%	\$91,315.98
08 MYr Inflation Fct	9.93%	\$115,295.51

Total Soft Cost	\$363,218.39
Total Project Cost for Renovation	\$1,276,378.16

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>1.90%</b>	<b>\$24,427.60</b>
Site Earthwork		\$24,427.60
<b>03 Concrete</b>	<b>19.74%</b>	<b>\$254,280.38</b>
Floor Construction		\$176,208.38
Slab on Grade		\$18,048.00
Stair Construction		\$5,880.00
Standard Foundations		\$54,144.00
<b>04 Masonry</b>	<b>6.16%</b>	<b>\$79,320.98</b>
Exterior Walls		\$79,320.98
<b>07 Thermal &amp; Moisture Protection</b>	<b>5.86%</b>	<b>\$75,524.53</b>
Roof Construction		\$30,738.51
Roof Coverings		\$44,786.02
<b>08 Doors &amp; Windows</b>	<b>8.26%</b>	<b>\$106,359.20</b>
Exterior Doors		\$10,788.00
Exterior Windows		\$70,400.00
Interior Doors		\$25,171.20
<b>09 Finishes</b>	<b>13.83%</b>	<b>\$178,191.76</b>
Ceiling Finishes		\$28,735.32
Floor Finishes		\$50,691.30
Partitions		\$52,771.98
Wall Finishes		\$45,993.15
<b>10 Specialties</b>	<b>0.09%</b>	<b>\$1,206.40</b>
Fittings		\$1,206.40
<b>11 Equipment</b>	<b>3.91%</b>	<b>\$50,400.00</b>
Other Equipment		\$50,400.00
<b>13 Special Construction</b>	<b>5.06%</b>	<b>\$65,189.38</b>
Communications & Security		\$29,346.05
Sprinklers		\$35,843.33
<b>15 Mechanical</b>	<b>20.68%</b>	<b>\$266,430.40</b>
Cooling Generating Systems		\$86,630.40
Domestic Water Dist		\$38,880.00
Plumbing Fixtures		\$140,920.00
<b>16 Electrical</b>	<b>7.52%</b>	<b>\$96,808.80</b>
Electrical Service & Distribution		\$96,808.80
<b>19 FF&amp;E</b>	<b>6.99%</b>	<b>\$90,000.00</b>
Interior FF&E allowance		\$90,000.00
Total Raw Cost	100.00%	\$1,288,139.43

### Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,084.77
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$128,813.94

<b>Total Additional Hard Cost</b>	<b>\$135,898.71</b>
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**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$71,201.91
SIOH Conus	6.50%	\$97,190.60
Design	10.00%	\$142,403.81
08 MYr Inflation Fct	9.93%	\$172,269.06
<b>Total Soft Cost</b>		<b>\$483,065.39</b>
<b>Total Project Cost for Replacement</b>		<b>\$1,907,103.53</b>

**INSERT BUILDING 38 FLOOR PLANS HERE**



## Building 0075

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Building 75 was constructed in 1924 and renovated in 1968. The 232,306 square foot facility contains 220 lodging units all functioning as 220 standard stay rooms.

### Significant Assumptions

The replacement and renovation cost models are based on 220 standard stay rooms.

The renovation plan if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 80% for Fort Benning.

### Cost Analysis

Condition Assessment Cost	\$8,127,485.00
Replacement Cost	\$14,055,365.00
Condition Assessment to Replacement Cost Ratio	57.82%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 75 is not recommended.

## Attributes

01.Number of Units Constructed	220
02.Number of Units Used	220
03.Back of House Function	No
04.Single Room w/o FullKitchen	220
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	220
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	0

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: Queen bed with head board and night stand with lamp. Desk with chair, Micro frig/micro wave, TV on stand, dresser with mirror, and a ceiling fan. All FF&E is in fair condition.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The building has a basement with foundation wall and appears to be on spread footings. Structure appears to be in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: The basement slab is in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is reinforced concrete and is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof construction is a wood truss system with wood planking and it is in good condition. The gutters are in poor condition.
- Recommendation: Replace the gutters.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior walls are a combination of brick and stucco and are in fair condition.
- Recommendation: Repoint the brick as necessary.

#### **Exterior Windows**

- Analysis: The exterior windows are thermo-pane insulated units and are in good condition.
- Recommendation: No corrective action required.

#### **Exterior Doors**

- Analysis: The exterior doors are in good condition.
- Recommendation: No corrective action required.

### **Roofing**

#### **Roof Coverings**

- Analysis: The roof coverings are clay tiles on the pitched roof and ballasted membrane on the flat roofs on the turrests. The clay tile needs miscellaneous repair, the flat roofs are leaking and are in poor condition.
- Recommendation: Repalce the clay tile as need. Reroof the flat roofs.

## **Interior Construction**

### **Partitions**

- Analysis: The interior partions are in good condition.
- Recommendation: No corrective action required.

### **Interior Doors**

- Analysis: The interior doors are hollow metal with electronic locks and are in good condition.
- Recommendation: No corrective action required.

### **Fittings**

- Analysis: The building does not have any fittings.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The stair construction is poured concrete with steel pipe for hand rails that are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The interior walls are in poor condition.
- Recommendation: Repaint the walls.

### **Floor Finishes**

- Analysis: The floor finishes are carpet in the rooms and VCT in the hallways. Both are in poor condition.
- Recommendation: Repalce the VCT and carpet.

### **Ceiling Finishes**

- Analysis: The ceiling finish is paint which is in fair condition.
- Recommendation: Repaint the ceilings.

## **Conveying**

### **Elevators and Lifts**

- Analysis: There is no service elevator in the three story building.
- Recommendation: Install a hydraulic service elevator.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: The sinks and vanitys are in fair condition . The water closet is of the flush valve type.
- Recommendation: Replace the sink, vanity and water closet.



#### **Domestic Water Distribution**

- Analysis: Domestic water system is in poor condition.
- Recommendation: Replace the domestic water system.

#### **HVAC**

##### **Cooling Generating Systems**

- Analysis: The current cooling system is a two pipe system that is in fair condition.
- Recommendation: Install cooling system.

#### **Fire Protection**

##### **Sprinklers**

- Analysis: The building has a sprinkler system and it is in good condition.
- Recommendation: No correction action necessary.,

#### **Electrical**

##### **Electrical Service/Distribution**

- Analysis: The Main electrical service system is in poor condition.
- Recommendation: Relace the electrical system.

##### **Communications and Security**

- Analysis: The building has a fire alarm sytem which is in fair condition.
- Recommendation: Replace fire alarm system.

#### **Site Preparation**

##### **Site Earthwork**

- Analysis: The site is in good condition.
- Recommendation: No corrective action required.

#### **Site Improvements**

##### **Parking Lots**

- Analysis: The parking lot has some low spots which need to be addressed.
- Recommendation: Correct the problem areas.

#### **Site Electrical Utilities**

##### **Site Lighting**

- Analysis: Site lighting is adequate and in good condition.
- Recommendation: No corrective action required.

#### **Major Functional Criteria**

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>0.19%</b>	<b>\$8,946.40</b>
Parking: AC Pavement Poor Drainage		\$8,946.40
<b>04 Masonry</b>	<b>0.51%</b>	<b>\$24,773.36</b>
Brick Wall: Repoint		\$24,773.36
<b>05 Metals</b>	<b>1.13%</b>	<b>\$54,400.00</b>
Railings - Inadequate or Missing		\$54,400.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.91%</b>	<b>\$92,241.53</b>
Clay Tiles: Damages or Failing		\$48,708.00
Edge Flashing: Damaged or Failing		\$2,022.40
Gutters: Damaged or Failing		\$23,360.00
Modified bitumen roof damaged or failing		\$18,151.13
<b>09 Finishes</b>	<b>13.34%</b>	<b>\$643,675.49</b>
Carpet: Beyond Useful Life		\$413,619.90
Covered Walkway Ceiling: Paint Failing		\$9,440.00
Interior ceilings: Paint Failing		\$109,648.43
Interior walls: Paint failing		\$59,500.32
VCT: Beyond Useful Life		\$51,466.84
<b>13 Special Construction</b>	<b>4.09%</b>	<b>\$197,460.10</b>
Fire Alarm Command: Beyond Useful Life		\$197,460.10
<b>14 Conveying Systems</b>	<b>1.83%</b>	<b>\$88,444.00</b>
Elevator: Beyond expected useful life		\$88,444.00
<b>15 Mechanical</b>	<b>26.58%</b>	<b>\$1,282,757.34</b>
Domestic water system: Beyond expected useful life		\$429,005.53
PTAC: Missing or inadequate		\$337,506.24
Sewage System: Beyond expected useful life		\$205,851.97
Sink & vanity: Replace due to remodel		\$135,995.20
Water closet: Replace due to remodel		\$174,398.40
<b>16 Electrical</b>	<b>27.62%</b>	<b>\$1,332,757.95</b>
Branch Circuits: Beyond Expected Useful Life		\$583,089.29
Fixture: Incandescent fixture beyond expected life		\$717,266.26
Main service: Beyond expected useful life		\$32,402.40
<b>19 FF&amp;E</b>	<b>22.80%</b>	<b>\$1,100,000.00</b>
Hard and soft goods: Beyond expected useful life		\$1,100,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$4,825,456.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$26,540.01
Force Protection	9.00%	\$480,108.74

General Conditions	10.00%	\$482,545.60
<b>Total Additional Hard Cost</b>		<b>\$989,194.35</b>

**Soft Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$581,465.04
SIOH Conus	6.50%	\$415,747.50
Design	10.00%	\$581,465.04
08 MYr Inflation Fct	9.93%	\$734,157.46
<b>Total Soft Cost</b>		<b>\$2,312,835.03</b>
<b>Total Project</b>		<b>\$8,127,485.39</b>

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.41%</b>	<b>\$324,187.00</b>
Parking Lots		\$147,744.00
Site Earthwork		\$176,443.00
<b>03 Concrete</b>	<b>19.36%</b>	<b>\$1,838,079.22</b>
Floor Construction		\$1,268,431.22
Slab on Grade		\$130,652.00
Stair Construction		\$47,040.00
Standard Foundations		\$391,956.00
<b>04 Masonry</b>	<b>4.17%</b>	<b>\$396,042.35</b>
Exterior Walls		\$396,042.35
<b>07 Thermal &amp; Moisture Protection</b>	<b>5.68%</b>	<b>\$539,191.99</b>
Roof Construction		\$218,643.50
Roof Coverings		\$320,548.48
<b>08 Doors &amp; Windows</b>	<b>9.50%</b>	<b>\$902,357.60</b>
Exterior Doors		\$13,716.00
Exterior Windows		\$716,800.00
Interior Doors		\$171,841.60
<b>09 Finishes</b>	<b>14.85%</b>	<b>\$1,409,644.91</b>
Ceiling Finishes		\$218,151.60
Floor Finishes		\$535,857.73
Partitions		\$367,909.56
Wall Finishes		\$287,726.02
<b>10 Specialties</b>	<b>0.03%</b>	<b>\$2,711.60</b>
Fittings		\$2,711.60
<b>13 Special Construction</b>	<b>4.97%</b>	<b>\$471,915.02</b>
Communications & Security		\$212,440.15
Sprinklers		\$259,474.87
<b>14 Conveying Systems</b>	<b>1.81%</b>	<b>\$171,840.00</b>
Elevators and Lifts		\$171,840.00
<b>15 Mechanical</b>	<b>17.50%</b>	<b>\$1,661,270.40</b>
Cooling Generating Systems		\$627,129.60
Domestic Water Dist		\$316,800.00
Plumbing Fixtures		\$717,340.80
<b>16 Electrical</b>	<b>7.12%</b>	<b>\$676,357.20</b>
Electrical Service & Distribution		\$671,089.20
Site Lighting		\$5,268.00
<b>19 FF&amp;E</b>	<b>11.59%</b>	<b>\$1,100,000.00</b>
Interior FF&E allowance		\$1,100,000.00
Total Raw Cost	100.00%	\$9,493,597.29

### Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$52,214.79

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$949,359.73
<b>Total Additional Hard Cost</b>		<b>\$1,001,574.51</b>

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$524,758.59
SIOH Conus	6.50%	\$716,295.48
Design	10.00%	\$1,049,517.18
08 MYr Inflation Fct	9.93%	\$1,269,624.28
<b>Total Soft Cost</b>		<b>\$3,560,195.53</b>
<b>Total Project Cost for Replacement</b>		<b>\$14,055,367.34</b>

**INSERT BUILDING 75 FLOOR PLANS HERE**



Towle Hall- Bldg. 083

## Building 0083

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Building 83 was constructed in 1935 and renovated in 1968. The 210,353 square foot facility contains 213 lodging units. 195 are functioning as standard stay rooms and 18 as family suites.

### Significant Assumptions

The replacement and renovation cost models are based on 195 standard stay units and 18 family suites.

The renovation plan if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 80% for Fort Benning.

### Cost Analysis

Condition Assessment Cost	\$7,670,970.00
Replacement Cost	\$12,838,345.00
Condition Assessment to Replacement Cost Ratio	59.75%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 83 is not recommended.

## Attributes

01.Number of Units Constructed	213
02.Number of Units Used	213
03.Back of House Function	No
04.Single Room w/o FullKitchen	195
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	18
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	195
11.Operating as Extended Stay	0
12.Operating as Family Suite	18
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	0



## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: Each stand room has: Queen bed with head board, night stand with lamp, TV/VCR in armoire , dresser with mirror, table with chair , micro frig/micro wave and ceiling fan. The suites in addition to the above have: sofa, 2nd TV, and table with chairs. FF&E is currently in fair condition.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The building has a basement with concrete walls and spread footings. They appear to be in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: The slab on grade is in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is concrete and is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof construction is of wood trusses with planking and appears to be in good condition. The gutters are in poor condition.
- Recommendation: Replace the gutters.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior walls are brick and stucco. Both are in fair condition.
- Recommendation: Re-point the brick as required.

#### **Exterior Windows**

- Analysis: The exterior windows are insulated thermo-pane glass and are in good condition.
- Recommendation: No corrective action is required.

#### **Exterior Doors**

- Analysis: The exterior doors are hollow metal and are in good condition.
- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof covering is a mixture of clay tile on the sloped roof and ballasted membrane on the flat roofs at the turrets. The clay tile and the flat roofs are in poor condition.
- Recommendation: Repair the clay tiles as necessary and replace flat roofs.

## **Interior Construction**

### **Partitions**

- Analysis: The interior partitions are in good condition .
- Recommendation: No corrective action required.

### **Interior Doors**

- Analysis: The interior hollow metal doors have electronic locks and are in good condition.
- Recommendation: No corrective action required.

### **Fittings**

- Analysis: The building does not have any fittings.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The stair construction is concrete with pipe hand rails and is in good condition
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The interior walls are painted and are in poor condition.
- Recommendation: Repaint the walls.

### **Floor Finishes**

- Analysis: The carpet and VCT are in fair condition.
- Recommendation: Replace the floor finishes .

### **Ceiling Finishes**

- Analysis: The painted ceilings are in fair condition.
- Recommendation: Repaint the ceilings.

## **Conveying**

### **Elevators and Lifts**

- Analysis: There is no service elevator in the building.
- Recommendation: Install a hydraulic service elevator.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: The bathroom fixtures are in fair condition and are in fair condition.

- Recommendation: Repalce the bathroom fixtures.

#### **Domestic Water Distribution**

- Analysis: Domestic water and waste system is in fair condition.
- Recommendation: Repalce both the domestic water and waste water systems.

### **HVAC**

#### **Cooling Generating Systems**

- Analysis: The building has a two pipe fan coil system that is in fair condition.
- Recommendation: Install cooling units in all the rooms.

### **Fire Protection**

#### **Sprinklers**

- Analysis: The buildings sprinklers system is in good condition.
- Recommendation: No corrective action required.

### **Electrical**

#### **Electrical Service/Distribution**

- Analysis: The electrical service is poor condition.
- Recommendation: Updrade the main service and replace the entire distribution system.

#### **Communications and Security**

- Analysis: The building has fire alarm system that is in fair condition.
- Recommendation: Install a new fire alarm system.

### **Equipment**

#### **Other Equipment**

- Analysis: The laundry facilities are in poor condition.
- Recommendation: Install new laundry facilites.

### **Site Preparation**

#### **Site Earthwork**

- Analysis: The site is in good condition.
- Recommendation: No corrective action required.

### **Site Improvements**

#### **Parking Lots**

- Analysis: The parking next to building has ponding water in several places.
- Recommendation: Correct the drainage to prevent ponding warer.

### **Site Electrical Utilities**

#### **Site Lighting**

- Analysis: Site lighting is adequate and in good condition.

- Recommendation: No corrective action required.

## **Major Functional Criteria**

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>0.20%</b>	<b>\$8,946.40</b>
Parking: AC Pavement Poor Drainage		\$8,946.40
<b>04 Masonry</b>	<b>0.54%</b>	<b>\$24,773.36</b>
Brick Wall: Repoint		\$24,773.36
<b>05 Metals</b>	<b>1.19%</b>	<b>\$54,400.00</b>
Railings - Inadequate or Missing		\$54,400.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.77%</b>	<b>\$80,690.78</b>
Clay Tiles: Damages or Failing		\$48,708.00
Edge Flashing: Damaged or Failing		\$2,022.40
Gutters: Damaged or Failing		\$23,360.00
Modified bitumen roof damaged or failing		\$6,600.38
<b>09 Finishes</b>	<b>13.10%</b>	<b>\$596,488.72</b>
Carpet: Beyond Useful Life		\$374,532.65
Covered Walkway Ceiling: Paint Failing		\$9,440.00
Interior ceilings: Paint Failing		\$109,648.43
Interior walls: Paint failing		\$51,400.80
VCT: Beyond Useful Life		\$51,466.84
<b>13 Special Construction</b>	<b>3.14%</b>	<b>\$143,040.04</b>
Fire Alarm System: Beyond Useful Life		\$143,040.04
<b>14 Conveying Systems</b>	<b>1.94%</b>	<b>\$88,444.00</b>
Elevator: Beyond expected useful life		\$88,444.00
<b>15 Mechanical</b>	<b>28.17%</b>	<b>\$1,282,757.34</b>
Domestic water system: Beyond expected useful life		\$429,005.53
PTAC: Missing or inadequate		\$337,506.24
Sewage System: Beyond expected useful life		\$205,851.97
Sink & vanity: Replace due to remodel		\$135,995.20
Water closet: Replace due to remodel		\$174,398.40
<b>16 Electrical</b>	<b>26.56%</b>	<b>\$1,209,872.96</b>
Branch Circuits: Beyond Expected Useful Life		\$527,986.64
Fixture: Incandescent fixture beyond expected life		\$649,483.92
Main service: Beyond expected useful life		\$32,402.40
<b>19 FF&amp;E</b>	<b>23.38%</b>	<b>\$1,065,000.00</b>
Hard and soft goods: Beyond expected useful life		\$1,065,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$4,554,414.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$25,049.28
Force Protection	9.00%	\$453,141.42

General Conditions	10.00%	\$455,441.40
<b>Total Additional Hard Cost</b>		<b>\$933,632.10</b>

**Soft Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$548,804.61
SIOH Conus	6.50%	\$392,395.30
Design	10.00%	\$548,804.61
08 MYr Inflation Fct	9.93%	\$692,920.43
<b>Total Soft Cost</b>		<b>\$2,182,924.94</b>
<b>Total Project</b>		<b>\$7,670,971.04</b>

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.69%</b>	<b>\$320,181.60</b>
Parking Lots		\$142,880.00
Site Earthwork		\$177,301.60
<b>03 Concrete</b>	<b>21.17%</b>	<b>\$1,835,566.30</b>
Floor Construction		\$1,275,134.30
Slab on Grade		\$131,288.00
Stair Construction		\$35,280.00
Standard Foundations		\$393,864.00
<b>04 Masonry</b>	<b>4.59%</b>	<b>\$397,730.03</b>
Exterior Walls		\$397,730.03
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.27%</b>	<b>\$543,986.61</b>
Roof Construction		\$221,882.67
Roof Coverings		\$322,103.94
<b>08 Doors &amp; Windows</b>	<b>6.42%</b>	<b>\$556,367.20</b>
Exterior Doors		\$10,788.00
Exterior Windows		\$374,400.00
Interior Doors		\$171,179.20
<b>09 Finishes</b>	<b>16.41%</b>	<b>\$1,423,147.95</b>
Ceiling Finishes		\$221,051.76
Floor Finishes		\$523,592.14
Partitions		\$377,618.25
Wall Finishes		\$300,885.79
<b>10 Specialties</b>	<b>0.03%</b>	<b>\$2,711.60</b>
Fittings		\$2,711.60
<b>11 Equipment</b>	<b>0.58%</b>	<b>\$50,400.00</b>
Other Equipment		\$50,400.00
<b>13 Special Construction</b>	<b>5.47%</b>	<b>\$474,212.26</b>
Communications & Security		\$213,474.29
Sprinklers		\$260,737.97
<b>14 Conveying Systems</b>	<b>1.98%</b>	<b>\$171,840.00</b>
Elevators and Lifts		\$171,840.00
<b>15 Mechanical</b>	<b>19.04%</b>	<b>\$1,650,823.20</b>
Cooling Generating Systems		\$630,182.40
Domestic Water Dist		\$319,680.00
Plumbing Fixtures		\$700,960.80
<b>16 Electrical</b>	<b>7.84%</b>	<b>\$679,600.80</b>
Electrical Service & Distribution		\$674,332.80
Site Lighting		\$5,268.00
<b>19 FF&amp;E</b>	<b>6.52%</b>	<b>\$565,000.00</b>
Interior FF&E allowance		\$565,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$8,671,567.55</b>

### Additional Hard Cost (Template: Army Lodging New Construction)

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$47,693.62
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$867,156.75
<b>Total Additional Hard Cost</b>		<b>\$914,850.38</b>

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$479,320.90
SIOH Conus	6.50%	\$654,273.02
Design	10.00%	\$958,641.79
08 MYr Inflation Fct	9.93%	\$1,159,690.31
<b>Total Soft Cost</b>		<b>\$3,251,926.02</b>
<b>Total Project Cost for Replacement</b>		<b>\$12,838,343.94</b>



**INSERT BUILDING 83 FLOOR PLANS HERE**



Bldg. 0096

## Building 0096

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Gavin Hall Building 96 was built in 1994. The 30,000 square foot facility contains 60 lodging units, 28 single rooms with full kitchens and 32 multi rooms with full kitchens. The spaces are functioning as 60 extended stay rooms.

### Significant Assumptions

The replacement cost model is based on 60 extended stay rooms. The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 80% for Fort Benning.

### Cost Analysis

Condition Assessment & Renovation Cost	\$1,074,715.00
Replacement Cost	\$5,870,780.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	18.31%

Because the the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, repair and continued use of Building 96 is recommended.

## Attributes

01.Number of Units Constructed	60
02.Number of Units Used	60
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	28
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	31
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	28
12.Operating as Family Suite	32
13.Renovated to Standard	0
14.Renovated to Extended Stay	28
15.Renovated to Family Suite	32
16.Delta renovation	0

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: The FF&E is as follows: Queen size bed with head board, night stand with lamp, dresser with mirror, kitchenette, easy chairs ,TV, coffee table. The suites in addition to the above have two beds with head board, and a.sofa. All FF&E is in good condition.
- Recommendation: Replace all hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The buidling is a slab on grade with spread footings. The foundation is in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: The slab is in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is poured concrete and is in goode condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof construction is wood trusses with wood planking and is in good condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior walls are brick and are in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: The exterior windows are thermo-pane insulated glass and are in good condition.
- Recommendation: No corrective action required.

#### **Exterior Doors**

- Analysis: The exterior doors are hollow metal except for the main entrance which is aluminum store front. All the doors are in good condition.
- Recommendation: No corrective action required.

### **Roofing**

#### **Roof Coverings**

- Analysis: The clay tile roof covering is in good condition.
- Recommendation: No corrective action required.

## **Interior Construction**

### **Partitions**

- Analysis: The interior partitions are drywall on studs and are in good condition.
- Recommendation: No corrective action required.

### **Interior Doors**

- Analysis: The interior doors are painted wood and are in good condition.
- Recommendation: No corrective action required.

### **Fittings**

- Analysis: All of the lockers in the back of the house areas appear to be in good condition.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The carpeted concrete stairs are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The interior walls are painted and are in fair condition.
- Recommendation: Paint the walls.

### **Floor Finishes**

- Analysis: The carpet is in fair condition.
- Recommendation: Replace the carpet.

### **Ceiling Finishes**

- Analysis: The rooms have painted ceiling. The corridors have acoustical tile. Both are in fair condition.
- Recommendation: Paint the ceilings in the rooms and replace the ceiling tiles in corridors.

## **Conveying**

### **Elevators and Lifts**

- Analysis: The elevator appears to be in good condition.
- Recommendation: No corrective action required.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: All of the plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

### **Domestic Water Distribution**

- Analysis: The domestic water distribution system is in good condition.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The heat and cooling system is a four pipe system which is in good condition.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: The building has a sprinkler system which is in good condition.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: The electrical service is adequate and is in good condition.
- Recommendation: No corrective action required.

### **Communications and Security**

- Analysis: The building has a fire alarm system which is in good condition.
- Recommendation: No corrective action required.

## **Equipment**

### **Commercial Equipment**

- Analysis: There is a back of the house laundry which is in good condition.
- Recommendation: No corrective action required.

### **Other Equipment**

- Analysis: The building has washer/dryers for guest use and vending area all of which are in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site is well graded and drains properly.
- Recommendation: No corrective action required.

## **Site Improvements**

### **Parking Lots**

- Analysis: The parking is adequate and in good condition.
- Recommendation: No corrective action required.

## **Site Electrical Utilities**

**Site Lighting**

- Analysis: The site lighting is adequate and is in good condition.
- Recommendation: No corrective action required.

**Major Functional Criteria**

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Building includes several areas not required for a secondary facility to the Main Lodging facility. This includes a Maintenance room, two offices, a front desk, and in house laundry

Renovation Recommendation: Renovate in-house laundry into Break Room. An alternate use to be found for other areas in excess of standards.

Break Room

Does not exist.

Renovation Recommendation: Renovate to incorporate into building.

- **Extended Stay Guest Room**

The following are existing conditions that do not meet the Functional Criteria that are considered major deficits. Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: The 32 multi rooms are too small to meet size and configuration requirements for a family suite.

Recommendation: Removed wall and added a closet to convert to an extended stay room.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>09 Finishes</b>	<b>36.77%</b>	<b>\$174,440.23</b>
Acoustical Ceiling & Grid: Beyond expt useful life		\$8,528.49
Carpet: Beyond Useful Life		\$62,841.02
Interior ceilings: Paint Failing		\$12,744.00
Interior wall: Missing or inadequate		\$66,840.00
Interior walls: Paint failing		\$23,486.72
<b>19 FF&amp;E</b>	<b>63.23%</b>	<b>\$300,000.00</b>
Hard and soft goods: Beyond expected useful life		\$300,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$474,440.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,609.42
Force Protection	9.00%	\$47,204.41
General Conditions	10.00%	\$47,444.00
<b>Total Additional Hard Cost</b>		<b>\$97,257.83</b>

#### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$57,169.78
SIOH Conus	6.50%	\$40,876.39
Design	10.00%	\$57,169.78
08 MYr Inflation Fct	9.93%	\$72,182.54
<b>Total Soft Cost</b>		<b>\$227,398.50</b>
<b>Total Project</b>		<b>\$799,096.33</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>08 Doors &amp; Windows</b>	<b>2.07%</b>	<b>\$3,393.60</b>
Interior Doors		\$3,393.60
<b>09 Finishes</b>	<b>56.18%</b>	<b>\$91,926.35</b>
Ceiling Finishes		\$5,481.60
Floor Finishes		\$36,704.00
Partitions		\$8,883.15
Wall Finishes		\$40,857.60
<b>11 Equipment</b>	<b>7.33%</b>	<b>\$12,000.00</b>
Other Equipment		\$12,000.00
<b>13 Special Construction</b>	<b>7.43%</b>	<b>\$12,160.00</b>
Communications & Security		\$6,080.00
Sprinklers		\$6,080.00
<b>15 Mechanical</b>	<b>14.86%</b>	<b>\$24,320.00</b>
Cooling Generating Systems		\$24,320.00
<b>16 Electrical</b>	<b>12.12%</b>	<b>\$19,840.00</b>
Electrical Service & Distribution		\$1,600.00
Lighting & Branch Wiring		\$18,240.00
Total Raw Cost	100.00%	\$163,639.95

### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$900.02
Force Protection	9.00%	\$16,281.36
General Conditions	10.00%	\$16,363.99
<b>Total Additional Hard Cost</b>		<b>\$33,545.37</b>

### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$19,718.53
SIOH Conus	6.50%	\$14,098.75
Design	10.00%	\$19,718.53
08 MYr Inflation Fct	9.93%	\$24,896.61
<b>Total Soft Cost</b>		<b>\$78,432.42</b>
<b>Total Project Cost for Renovation</b>		<b>\$275,617.74</b>



## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.45%</b>	<b>\$136,696.90</b>
Parking Lots		\$40,128.00
Site Earthwork		\$96,568.90
<b>03 Concrete</b>	<b>13.88%</b>	<b>\$550,548.30</b>
Floor Construction		\$318,448.30
Slab on Grade		\$71,488.00
Stair Construction		\$17,640.00
Standard Foundations		\$142,972.00
<b>04 Masonry</b>	<b>4.34%</b>	<b>\$172,293.57</b>
Exterior Walls		\$172,293.57
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.56%</b>	<b>\$259,948.90</b>
Roof Construction		\$84,297.55
Roof Coverings		\$175,651.35
<b>08 Doors &amp; Windows</b>	<b>7.47%</b>	<b>\$296,226.40</b>
Exterior Doors		\$11,336.80
Exterior Windows		\$224,000.00
Interior Doors		\$60,889.60
<b>09 Finishes</b>	<b>20.26%</b>	<b>\$803,396.59</b>
Ceiling Finishes		\$270,911.24
Floor Finishes		\$274,023.46
Partitions		\$150,743.54
Wall Finishes		\$107,718.35
<b>10 Specialties</b>	<b>0.07%</b>	<b>\$2,711.60</b>
Fittings		\$2,711.60
<b>11 Equipment</b>	<b>4.58%</b>	<b>\$181,627.60</b>
Commercial Equipment		\$12,100.00
Other Equipment		\$169,527.60
<b>13 Special Construction</b>	<b>4.34%</b>	<b>\$172,138.29</b>
Communications & Security		\$77,490.82
Sprinklers		\$94,647.46
<b>14 Conveying Systems</b>	<b>4.33%</b>	<b>\$171,840.00</b>
Elevators and Lifts		\$171,840.00
<b>15 Mechanical</b>	<b>16.86%</b>	<b>\$668,376.00</b>
Cooling Generating Systems		\$228,755.20
Domestic Water Dist		\$89,280.00
Plumbing Fixtures		\$350,340.80
<b>16 Electrical</b>	<b>6.29%</b>	<b>\$249,572.40</b>
Electrical Service & Distribution		\$247,816.40
Site Lighting		\$1,756.00
<b>19 FF&amp;E</b>	<b>7.57%</b>	<b>\$300,000.00</b>
Interior FF&E allowance		\$300,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$3,965,376.55</b>

**Additional Hard Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$21,809.57
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$396,537.65
<b>Total Additional Hard Cost</b>		<b>\$418,347.23</b>

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$219,186.19
SIOH Conus	6.50%	\$299,189.15
Design	10.00%	\$438,372.38
08 MYr Inflation Fct	9.93%	\$530,308.82
<b>Total Soft Cost</b>		<b>\$1,487,056.53</b>
<b>Total Project Cost for Replacement</b>		<b>\$5,870,780.30</b>

**INSERT BUILDING 96 FLOOR PLANS HERE**



Bldg 0365

## Building 0365

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Building 365 was constructed in 1923. The 2,016 square foot facility contains 2 DVQ lodging units with full kitchens. The building is functioning as 2 family suites for high ranking visitors.

### Significant Assumptions

The replacement and renovation cost models are based on 4 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 80% for Ft Benning.

### Cost Analysis

Renovation Cost	\$277,145.00
Replacement Cost	\$446,455.00
Renovation to Replacement Cost Ratio	62.08%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 365 is not recommended.

## Attributes

01.Number of Units Constructed	2
02.Number of Units Used	2
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	2
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	4
16.Delta renovation	2

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: The rooms currently have 10 lamps, 1 end table, a dining room table with four chairs, love seat, coffee table, 4 easy chairs, 2 TV's with stands, dresser, 2 beds with head boards, 3 night stands, and 1 chest of drawers. All of the FF&E is in like new condition.
- Recommendation: No corrective action necessary.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is a perimeter foundation wall with piers in the middle of the duplex to create a crawl space. The walls appeared to be in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is wooden floor joist with intermediate piers and a wooden subfloor. There were no visible sign of failure and it is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof construction is wood trusses with planking which is in good condition.
- Recommendation: No corrective action necessary.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior wall is brick at the first floor and stucco at the 2nd floor. Both appear to be in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: The exterior windows are single pane glazing with storm windows. These are in fair condition.
- Recommendation: Replace the windows with wooden thermo-pane insulated units.

#### **Exterior Doors**

- Analysis: The exterior doors are wooden and are in good condition.
- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof covering is composition shingles which are in good condition.
- Recommendation: No corrective action required.

## **Interior Construction**

### **Partitions**

- Analysis: The interior partitions are drywall on studs and are in good condition.
- Recommendation: No corrective action required.

### **Interior Doors**

- Analysis: The interior doors are wood which are in good condition
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The stair construction is wood covered with carpet. The stairs are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The wall finishes are painted drywall which are in poor condition.
- Recommendation: Paint the interior of the building.

### **Floor Finishes**

- Analysis: The floor finishes are carpet in the living areas, VCT in the kitchen and ceramic in the bathroom. The carpet is in poor condition.
- Recommendation: Replace the carpet.

### **Ceiling Finishes**

- Analysis: The ceiling finish is paint and is in poor condition.
- Recommendation: Paint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: All of the bathroom and kitchen plumbing fixtures appear to be in good condition.
- Recommendation: No corrective action required.

### **Domestic Water Distribution**

- Analysis: The domestic water system is in good condition.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Each unit of the duplex has its own split system unit which is in good condition.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: There is no sprinkler system.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Each unit of the duplex has a 225 Amp service which is in good condition.
- Recommendation: No correction required.

### **Communications and Security**

- Analysis: The smoke detector system is in good condition.
- Recommendation: No correction required.

## **Equipment**

### **Other Equipment**

- Analysis: Each unit has a full size kitch with range, refrigerator, sink, and washer/dryer. They are all in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site is well graded with adequate parking for each unit.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

- **Family Guest Suite**

The following are existing conditions that do not meet the Functional Criteria that are considered major deficits. Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 4 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.



## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>08 Doors &amp; Windows</b>	<b>73.13%</b>	<b>\$10,152.45</b>
Al. Windows - Beyond Useful Life		\$10,152.45
<b>09 Finishes</b>	<b>26.87%</b>	<b>\$3,730.75</b>
Carpet: Beyond Useful Life		\$2,592.28
Interior ceilings: Paint Failing		\$572.07
Interior walls: Paint failing		\$566.40
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$13,883.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$76.36
Force Protection	9.00%	\$1,381.29
General Conditions	10.00%	\$1,388.30
<b>Total Additional Hard Cost</b>		<b>\$2,845.95</b>

#### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$1,672.89
SIOH Conus	6.50%	\$1,196.12
Design	10.00%	\$1,672.89
08 MYr Inflation Fct	9.93%	\$2,112.20
<b>Total Soft Cost</b>		<b>\$6,654.10</b>
<b>Total Project</b>		<b>\$23,383.05</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>03 Concrete</b>	<b>3.57%</b>	<b>\$5,880.00</b>
Stair Construction		\$5,880.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.80%</b>	<b>\$2,958.95</b>
Roof Construction		\$2,958.95
<b>08 Doors &amp; Windows</b>	<b>19.99%</b>	<b>\$32,886.40</b>
Exterior Windows		\$25,600.00
Interior Doors		\$7,286.40
<b>09 Finishes</b>	<b>29.32%</b>	<b>\$48,237.00</b>
Ceiling Finishes		\$8,799.84
Floor Finishes		\$11,219.36
Partitions		\$10,772.43
Wall Finishes		\$17,445.38
<b>10 Specialties</b>	<b>0.15%</b>	<b>\$248.16</b>
Fittings		\$248.16
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$16.00</b>
Other Equipment		\$16.00
<b>13 Special Construction</b>	<b>5.90%</b>	<b>\$9,709.06</b>
Communications & Security		\$4,370.69
Sprinklers		\$5,338.37
<b>15 Mechanical</b>	<b>18.78%</b>	<b>\$30,902.40</b>
Cooling Generating Systems		\$12,902.40
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>8.33%</b>	<b>\$13,708.80</b>
Electrical Service & Distribution		\$13,708.80
<b>19 FF&amp;E</b>	<b>12.15%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$164,546.77

### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$905.01
Force Protection	9.00%	\$16,371.58
General Conditions	10.00%	\$16,454.68
<b>Total Additional Hard Cost</b>		<b>\$33,731.27</b>

### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$19,827.80
SIOH Conus	6.50%	\$14,176.88
Design	10.00%	\$19,827.80
08 MYr Inflation Fct	9.93%	\$25,034.58

Total Soft Cost	\$78,867.06
Total Project Cost for Renovation	\$277,145.10

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.67%</b>	<b>\$8,046.70</b>
Site Earthwork		\$8,046.70
<b>03 Concrete</b>	<b>16.74%</b>	<b>\$50,482.10</b>
Floor Construction		\$26,858.10
Slab on Grade		\$5,916.00
Stair Construction		\$5,880.00
Standard Foundations		\$11,828.00
<b>04 Masonry</b>	<b>11.20%</b>	<b>\$33,783.05</b>
Exterior Walls		\$33,783.05
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.22%</b>	<b>\$21,767.41</b>
Roof Construction		\$6,700.89
Roof Coverings		\$15,066.52
<b>08 Doors &amp; Windows</b>	<b>13.84%</b>	<b>\$41,740.00</b>
Exterior Doors		\$7,860.00
Exterior Windows		\$25,600.00
Interior Doors		\$8,280.00
<b>09 Finishes</b>	<b>13.29%</b>	<b>\$40,087.57</b>
Ceiling Finishes		\$6,626.28
Floor Finishes		\$11,825.94
Partitions		\$11,477.02
Wall Finishes		\$10,158.34
<b>11 Equipment</b>	<b>3.71%</b>	<b>\$11,200.00</b>
Other Equipment		\$11,200.00
<b>13 Special Construction</b>	<b>4.72%</b>	<b>\$14,240.91</b>
Communications & Security		\$6,410.78
Sprinklers		\$7,830.14
<b>15 Mechanical</b>	<b>12.24%</b>	<b>\$36,924.80</b>
Cooling Generating Systems		\$18,924.80
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>7.72%</b>	<b>\$23,283.60</b>
Electrical Service & Distribution		\$23,283.60
<b>19 FF&amp;E</b>	<b>6.63%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$301,556.15

### Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,658.56
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$30,155.62
<b>Total Additional Hard Cost</b>		<b>\$31,814.17</b>

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$16,668.52
SIOH Conus	6.50%	\$22,752.52
Design	10.00%	\$33,337.03
08 MYr Inflation Fct	9.93%	\$40,328.55
<b>Total Soft Cost</b>		<b>\$113,086.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$446,456.95</b>

**INSERT BUILDING 365 FLOOR PLANS HERE**



Bldg. 067

## Building 0367

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Building 367 was constructed in 1923. The 2,016 square foot facility contains 2 DVQ lodging units with full kitchens. The building is functioning as 2 family suites for high ranking visitors.

### Significant Assumptions

The replacement and renovation cost models are based on 4 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 80% for Ft Benning.

### Cost Analysis

Renovation Cost	\$277,145.00
Replacement Cost	\$446,455.00
Renovation to Replacement Cost Ratio	62.08%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 367 is not recommended.

## Attributes

01.Number of Units Constructed	2
02.Number of Units Used	2
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	2
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	2
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	4
16.Delta renovation	2

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: The rooms currently have 10 lamps, 1 end table, eat in kitchen, love seat, coffee table, 4 easy chairs, 2 TV's with stands, dresser, bed with head board, 2 night stands, and 1 chest of drawers. The FF&E is in like new condition.
- Recommendation: No corrective action necessary.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is a perimeter foundation wall with piers in the middle of the duplex to create a crawl space. The walls appeared sound and are in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is wooden floor joist with intermediate piers and a wooden subfloor. It is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof construction is wood trusses with planking which is in good condition.
- Recommendation: No corrective action necessary.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior wall is brick at the first floor and stucco at the 2nd floor. Both appear to be in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: The exterior windows are single pane glazing with storm windows that are in fair condition.
- Recommendation: Replace the windows with wooden thermo-pane insulated units.

#### **Exterior Doors**

- Analysis: The exterior doors are wooden and are in good condition.
- Recommendation: No corrective action required.



## **Roofing**

### **Roof Coverings**

- Analysis: The roof covering is composition shingles which are in good condition.
- Recommendation: No corrective action required.

## **Interior Construction**

### **Partitions**

- Analysis: The interior partitions are drywall on studs and are in good condition.
- Recommendation: No corrective action required.

### **Interior Doors**

- Analysis: The interior doors are wood which are in good condition
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The stair construction is wood covered with carpet. The stairs are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The wall finishes are painted drywall which are in fair condition.
- Recommendation: Paint the interior of the building.

### **Floor Finishes**

- Analysis: The floor finishes are carpet in the living areas, VCT in the kitchen and ceramic in the bathroom. The carpet is in poor condition.
- Recommendation: Replace the carpet.

### **Ceiling Finishes**

- Analysis: The ceiling finish is paint and is in fair condition.
- Recommendation: Paint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: All bathroom and kitchen plumbing fixtures appear to be in good condition.
- Recommendation: No corrective action required.

### **Domestic Water Distribution**

- Analysis: The domestic water system is in good condition.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Each unit of the duplex has its own split system unit which is in good condition.
- Recommendation: No correction required.

## **Fire Protection**

### **Sprinklers**

- Analysis: Building is a two story duplex and does not have a sprinkler system. This is not a code requirement.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Each unit of the duplex has a 225 Amp service which is sufficient for the unit and it is in good condition.
- Recommendation: No correction action required.

### **Communications and Security**

- Analysis: The building does not have a fire alarm system. The smoke detectors are in good condition.
- Recommendation: No correction action required.

## **Equipment**

### **Other Equipment**

- Analysis: Each unit has a full size kitchen with range, refrigerator, sink, and washer/dryer. All of these are in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site is well graded with adequate parking for each unit.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

- **Family Guest Suite**

The following are existing conditions that do not meet the Functional Criteria that are considered major deficits. Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 4 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>08 Doors &amp; Windows</b>	<b>76.04%</b>	<b>\$10,152.45</b>
Al. Windows - Beyond Useful Life		\$10,152.45
<b>09 Finishes</b>	<b>23.95%</b>	<b>\$3,198.22</b>
Carpet: Beyond Useful Life		\$2,156.05
Interior ceilings: Paint Failing		\$475.77
Interior walls: Paint failing		\$566.40
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$13,351.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$73.43
Force Protection	9.00%	\$1,328.36
General Conditions	10.00%	\$1,335.10
<b>Total Additional Hard Cost</b>		<b>\$2,736.89</b>

#### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$1,608.79
SIOH Conus	6.50%	\$1,150.28
Design	10.00%	\$1,608.79
08 MYr Inflation Fct	9.93%	\$2,031.26
<b>Total Soft Cost</b>		<b>\$6,399.12</b>
<b>Total Project</b>		<b>\$22,487.01</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>03 Concrete</b>	<b>3.57%</b>	<b>\$5,880.00</b>
Stair Construction		\$5,880.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.80%</b>	<b>\$2,958.95</b>
Roof Construction		\$2,958.95
<b>08 Doors &amp; Windows</b>	<b>19.99%</b>	<b>\$32,886.40</b>
Exterior Windows		\$25,600.00
Interior Doors		\$7,286.40
<b>09 Finishes</b>	<b>29.32%</b>	<b>\$48,237.00</b>
Ceiling Finishes		\$8,799.84
Floor Finishes		\$11,219.36
Partitions		\$10,772.43
Wall Finishes		\$17,445.38
<b>10 Specialties</b>	<b>0.15%</b>	<b>\$248.16</b>
Fittings		\$248.16
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$16.00</b>
Other Equipment		\$16.00
<b>13 Special Construction</b>	<b>5.90%</b>	<b>\$9,709.06</b>
Communications & Security		\$4,370.69
Sprinklers		\$5,338.37
<b>15 Mechanical</b>	<b>18.78%</b>	<b>\$30,902.40</b>
Cooling Generating Systems		\$12,902.40
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>8.33%</b>	<b>\$13,708.80</b>
Electrical Service & Distribution		\$13,708.80
<b>19 FF&amp;E</b>	<b>12.15%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$164,546.77

### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$905.01
Force Protection	9.00%	\$16,371.58
General Conditions	10.00%	\$16,454.68
<b>Total Additional Hard Cost</b>		<b>\$33,731.27</b>

### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$19,827.80
SIOH Conus	6.50%	\$14,176.88
Design	10.00%	\$19,827.80
08 MYr Inflation Fct	9.93%	\$25,034.58

Total Soft Cost	\$78,867.06
Total Project Cost for Renovation	\$277,145.10

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.67%</b>	<b>\$8,046.70</b>
Site Earthwork		\$8,046.70
<b>03 Concrete</b>	<b>16.74%</b>	<b>\$50,482.10</b>
Floor Construction		\$26,858.10
Slab on Grade		\$5,916.00
Stair Construction		\$5,880.00
Standard Foundations		\$11,828.00
<b>04 Masonry</b>	<b>11.20%</b>	<b>\$33,783.05</b>
Exterior Walls		\$33,783.05
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.22%</b>	<b>\$21,767.41</b>
Roof Construction		\$6,700.89
Roof Coverings		\$15,066.52
<b>08 Doors &amp; Windows</b>	<b>13.84%</b>	<b>\$41,740.00</b>
Exterior Doors		\$7,860.00
Exterior Windows		\$25,600.00
Interior Doors		\$8,280.00
<b>09 Finishes</b>	<b>13.29%</b>	<b>\$40,087.57</b>
Ceiling Finishes		\$6,626.28
Floor Finishes		\$11,825.94
Partitions		\$11,477.02
Wall Finishes		\$10,158.34
<b>11 Equipment</b>	<b>3.71%</b>	<b>\$11,200.00</b>
Other Equipment		\$11,200.00
<b>13 Special Construction</b>	<b>4.72%</b>	<b>\$14,240.91</b>
Communications & Security		\$6,410.78
Sprinklers		\$7,830.14
<b>15 Mechanical</b>	<b>12.24%</b>	<b>\$36,924.80</b>
Cooling Generating Systems		\$18,924.80
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>7.72%</b>	<b>\$23,283.60</b>
Electrical Service & Distribution		\$23,283.60
<b>19 FF&amp;E</b>	<b>6.63%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$301,556.15

### Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,658.56
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$30,155.62
<b>Total Additional Hard Cost</b>		<b>\$31,814.17</b>

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$16,668.52
SIOH Conus	6.50%	\$22,752.52
Design	10.00%	\$33,337.03
08 MYr Inflation Fct	9.93%	\$40,328.55
<b>Total Soft Cost</b>		<b>\$113,086.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$446,456.95</b>



**INSERT BUILDING 367 FLOOR PLANS HERE**



Bldg. 0369

## Building 0369

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Building 369 was constructed in 1923. The 2,016 square foot facility contains 2 DVQ lodging units with full kitchens. The building is functioning as 2 family suites for high ranking visitors.

### Significant Assumptions

The replacement and renovation cost models are based on 4 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 80% for Ft Benning.

### Cost Analysis

Renovation Cost	\$277,145.00
Replacement Cost	\$446,455.00
Renovation to Replacement Cost Ratio	62.08%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 369 is not recommended.

## Attributes

01.Number of Units Constructed	2
02.Number of Units Used	2
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	2
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	2
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	2
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	4
16.Delta renovation	2

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: The rooms currently have 10 lamps, 1 end table, eat in kitchen, love seat, coffee table, 4 easy chairs, 2 TV's with stands, deresser, bed with head board, 2 night stands, and I chest of drawers. All FF&E is in like new condition.
- Recommendation: No corrective action necessary.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is a perimeter foundation wall with piers in the middle of the duplex to create a crawl space. The walls appeared to be in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is wooden floor joist with intermediate piers and a wooden subfloor. There were no visible sign of failure and it is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof construction is wood trusses with planking which is in good condition.
- Recommendation: No corrective action necessary.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior wall is brick at the first floor and stucco at the 2nd floor. Both appear to be in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: The exterior windows are single pane glazing with storm windows. These are in fair condition.
- Recommendation: Replace the windows with wooden thermo-pane insulated units.

#### **Exterior Doors**

- Analysis: The exterior doors are wooden and are in good condition.
- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof covering is composition shingles which are in good condition.
- Recommendation: No corrective action required.

## **Interior Construction**

### **Partitions**

- Analysis: The interior partitions are drywall on studs and are in good condition.
- Recommendation: No corrective action required.

### **Interior Doors**

- Analysis: The interior doors are wood which are in good condition
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The stair construction is wood covered with carpet. The stairs are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The wall finishes are painted drywall which are in fair condition.
- Recommendation: Paint the interior of the building.

### **Floor Finishes**

- Analysis: The floor finishes are carpet in the living areas, VCT in the kitchen and ceramic in the bathroom. The carpet is in poor condition.
- Recommendation: Replace the carpet.

### **Ceiling Finishes**

- Analysis: The ceiling finish is paint and is in poor condition.
- Recommendation: Paint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: All the bathroom and kitchen plumbing fixtures appear to be in good condition.
- Recommendation: No corrective action required.

### **Domestic Water Distribution**

- Analysis: The domestic water system is in good condition.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Each unit of the duplex has its own split system unit which is in good condition.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: The building does not have a sprinkler system.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Each unit of the duplex has a 225 Amp service which is in good condition.
- Recommendation: No correction required.

### **Communications and Security**

- Analysis: The building does not have a fire alarm system. The smoke detectors are in good condition.
- Recommendation: No corrective action required.

## **Equipment**

### **Other Equipment**

- Analysis: Each unit has a full size kitch with range, refrigerator, sink, and washer/dryer. All of these are in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site is well graded with adequate parking for each unit.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

- **Family Guest Suite**

The following are existing conditions that do not meet the Functional Criteria that are considered major deficits. Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 4 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>08 Doors &amp; Windows</b>	<b>76.04%</b>	<b>\$10,152.45</b>
Al. Windows - Beyond Useful Life		\$10,152.45
<b>09 Finishes</b>	<b>23.95%</b>	<b>\$3,198.22</b>
Carpet: Beyond Useful Life		\$2,156.05
Interior ceilings: Paint Failing		\$475.77
Interior walls: Paint failing		\$566.40
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$13,351.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$73.43
Force Protection	9.00%	\$1,328.36
General Conditions	10.00%	\$1,335.10
<b>Total Additional Hard Cost</b>		<b>\$2,736.89</b>

#### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$1,608.79
SIOH Conus	6.50%	\$1,150.28
Design	10.00%	\$1,608.79
08 MYr Inflation Fct	9.93%	\$2,031.26
<b>Total Soft Cost</b>		<b>\$6,399.12</b>
<b>Total Project</b>		<b>\$22,487.01</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>03 Concrete</b>	<b>3.57%</b>	<b>\$5,880.00</b>
Stair Construction		\$5,880.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.80%</b>	<b>\$2,958.95</b>
Roof Construction		\$2,958.95
<b>08 Doors &amp; Windows</b>	<b>19.99%</b>	<b>\$32,886.40</b>
Exterior Windows		\$25,600.00
Interior Doors		\$7,286.40
<b>09 Finishes</b>	<b>29.32%</b>	<b>\$48,237.00</b>
Ceiling Finishes		\$8,799.84
Floor Finishes		\$11,219.36
Partitions		\$10,772.43
Wall Finishes		\$17,445.38
<b>10 Specialties</b>	<b>0.15%</b>	<b>\$248.16</b>
Fittings		\$248.16
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$16.00</b>
Other Equipment		\$16.00
<b>13 Special Construction</b>	<b>5.90%</b>	<b>\$9,709.06</b>
Communications & Security		\$4,370.69
Sprinklers		\$5,338.37
<b>15 Mechanical</b>	<b>18.78%</b>	<b>\$30,902.40</b>
Cooling Generating Systems		\$12,902.40
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>8.33%</b>	<b>\$13,708.80</b>
Electrical Service & Distribution		\$13,708.80
<b>19 FF&amp;E</b>	<b>12.15%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$164,546.77

### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$905.01
Force Protection	9.00%	\$16,371.58
General Conditions	10.00%	\$16,454.68
<b>Total Additional Hard Cost</b>		<b>\$33,731.27</b>

### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$19,827.80
SIOH Conus	6.50%	\$14,176.88
Design	10.00%	\$19,827.80
08 MYr Inflation Fct	9.93%	\$25,034.58



Total Soft Cost	\$78,867.06
Total Project Cost for Renovation	\$277,145.10

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.67%</b>	<b>\$8,046.70</b>
Site Earthwork		\$8,046.70
<b>03 Concrete</b>	<b>16.74%</b>	<b>\$50,482.10</b>
Floor Construction		\$26,858.10
Slab on Grade		\$5,916.00
Stair Construction		\$5,880.00
Standard Foundations		\$11,828.00
<b>04 Masonry</b>	<b>11.20%</b>	<b>\$33,783.05</b>
Exterior Walls		\$33,783.05
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.22%</b>	<b>\$21,767.41</b>
Roof Construction		\$6,700.89
Roof Coverings		\$15,066.52
<b>08 Doors &amp; Windows</b>	<b>13.84%</b>	<b>\$41,740.00</b>
Exterior Doors		\$7,860.00
Exterior Windows		\$25,600.00
Interior Doors		\$8,280.00
<b>09 Finishes</b>	<b>13.29%</b>	<b>\$40,087.57</b>
Ceiling Finishes		\$6,626.28
Floor Finishes		\$11,825.94
Partitions		\$11,477.02
Wall Finishes		\$10,158.34
<b>11 Equipment</b>	<b>3.71%</b>	<b>\$11,200.00</b>
Other Equipment		\$11,200.00
<b>13 Special Construction</b>	<b>4.72%</b>	<b>\$14,240.91</b>
Communications & Security		\$6,410.78
Sprinklers		\$7,830.14
<b>15 Mechanical</b>	<b>12.24%</b>	<b>\$36,924.80</b>
Cooling Generating Systems		\$18,924.80
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>7.72%</b>	<b>\$23,283.60</b>
Electrical Service & Distribution		\$23,283.60
<b>19 FF&amp;E</b>	<b>6.63%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$301,556.15

### Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,658.56
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$30,155.62
<b>Total Additional Hard Cost</b>		<b>\$31,814.17</b>

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$16,668.52
SIOH Conus	6.50%	\$22,752.52
Design	10.00%	\$33,337.03
08 MYr Inflation Fct	9.93%	\$40,328.55
<b>Total Soft Cost</b>		<b>\$113,086.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$446,456.95</b>

**INSERT BUILDING 369 FLOOR PLANS HERE**



Bldg. 0371

## Building 0371

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Building 371 was constructed in 1923. The 2,016 square foot facility contains 2 DVQ lodging units with full kitchens. The building is functioning as 2 family suites for high ranking visitors.

### Significant Assumptions

The replacement and renovation cost models are based on 4 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 80% for Ft Benning.

### Cost Analysis

Renovation Cost	\$277,145.00
Replacement Cost	\$446,455.00
Renovation to Replacement Cost Ratio	62.08%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 371 is not recommended.

## Attributes

01.Number of Units Constructed	2
02.Number of Units Used	2
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	2
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	2
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	4
16.Delta renovation	2

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: The rooms currently have 10 lamps, 1 end table, eat in kitchen , love seat, coffee table, 4 easy chairs, 2 TV's with stands, deresser,bed with head board, 2 night stands, and I chest of drawers. All FF&E is in like new condition.
- Recommendation: No corrective action required.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is a perimeter foundation wall with piers in the middle of the duplex to create a crawl space. The walls appeared are in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is wooden floor joist with intermediate piers and a wooden subfloor. There were no visible sign of failure and it is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof construction is wood trusses with planking which is in good condition.
- Recommendation: No corrective action necessary.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior wall is brick at the first floor and stucco at the 2nd floor. Both appear to be in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: The exterior windows are single pane glazing with storm windows. These are in fair condition.
- Recommendation: Replace the windows with wooden thermo-pane insulated units.

#### **Exterior Doors**

- Analysis: The exterior doors are wooden and are in good condition.
- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof covering is composition shingles which are in good condition.
- Recommendation: No corrective action required.

## **Interior Construction**

### **Partitions**

- Analysis: The interior partitions are drywall on studs and are in good condition.
- Recommendation: No corrective action required.

### **Interior Doors**

- Analysis: The interior doors are wood which are in good condition
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The stair construction is wood covered with carpet. The stairs are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The wall finishes are painted drywall which are in poor condition.
- Recommendation: Paint the interior of the building.

### **Floor Finishes**

- Analysis: The floor finishes are carpet in the living areas, VCT in the kitchen and ceramic in the bathroom. The carpet is in poor condition.
- Recommendation: Replace the carpet.

### **Ceiling Finishes**

- Analysis: The ceiling finish is paint and is in fair condition.
- Recommendation: Paint the ceiling.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: All the bathroom and kitchen plumbing fixtures appear to be in good condition.
- Recommendation: No corrective action required.

### **Domestic Water Distribution**

- Analysis: The domestic water system is in good condition.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Each unit of the duplex has its own split system unit which is in good condition.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: The building does not have a sprinkler system.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Each unit of the duplex has a 225 Amp service which is in good condition.
- Recommendation: No corrective action required.

### **Communications and Security**

- Analysis: The building does not have a fire alarm system. The smoke detectors are in good condition.
- Recommendation: No corrective action required.

## **Equipment**

### **Other Equipment**

- Analysis: Each unit has a full size kitch with range, refrigerator, sink, and washer/dryer All of these are in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site is well graded with adequate parking for each unit and is in good condition.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

- **Family Guest Suite**



The following are existing conditions that do not meet the Functional Criteria that are considered major deficits. Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 4 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>08 Doors &amp; Windows</b>	<b>76.04%</b>	<b>\$10,152.45</b>
Al. Windows - Beyond Useful Life		\$10,152.45
<b>09 Finishes</b>	<b>23.95%</b>	<b>\$3,198.22</b>
Carpet: Beyond Useful Life		\$2,156.05
Interior ceilings: Paint Failing		\$475.77
Interior walls: Paint failing		\$566.40
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$13,351.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$73.43
Force Protection	9.00%	\$1,328.36
General Conditions	10.00%	\$1,335.10
<b>Total Additional Hard Cost</b>		<b>\$2,736.89</b>

#### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$1,608.79
SIOH Conus	6.50%	\$1,150.28
Design	10.00%	\$1,608.79
08 MYr Inflation Fct	9.93%	\$2,031.26
<b>Total Soft Cost</b>		<b>\$6,399.12</b>
<b>Total Project</b>		<b>\$22,487.01</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>03 Concrete</b>	<b>3.57%</b>	<b>\$5,880.00</b>
Stair Construction		\$5,880.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.80%</b>	<b>\$2,958.95</b>
Roof Construction		\$2,958.95
<b>08 Doors &amp; Windows</b>	<b>19.99%</b>	<b>\$32,886.40</b>
Exterior Windows		\$25,600.00
Interior Doors		\$7,286.40
<b>09 Finishes</b>	<b>29.32%</b>	<b>\$48,237.00</b>
Ceiling Finishes		\$8,799.84
Floor Finishes		\$11,219.36
Partitions		\$10,772.43
Wall Finishes		\$17,445.38
<b>10 Specialties</b>	<b>0.15%</b>	<b>\$248.16</b>
Fittings		\$248.16
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$16.00</b>
Other Equipment		\$16.00
<b>13 Special Construction</b>	<b>5.90%</b>	<b>\$9,709.06</b>
Communications & Security		\$4,370.69
Sprinklers		\$5,338.37
<b>15 Mechanical</b>	<b>18.78%</b>	<b>\$30,902.40</b>
Cooling Generating Systems		\$12,902.40
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>8.33%</b>	<b>\$13,708.80</b>
Electrical Service & Distribution		\$13,708.80
<b>19 FF&amp;E</b>	<b>12.15%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$164,546.77

### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$905.01
Force Protection	9.00%	\$16,371.58
General Conditions	10.00%	\$16,454.68
<b>Total Additional Hard Cost</b>		<b>\$33,731.27</b>

### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$19,827.80
SIOH Conus	6.50%	\$14,176.88
Design	10.00%	\$19,827.80
08 MYr Inflation Fct	9.93%	\$25,034.58

Total Soft Cost	\$78,867.06
Total Project Cost for Renovation	\$277,145.10

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.67%</b>	<b>\$8,046.70</b>
Site Earthwork		\$8,046.70
<b>03 Concrete</b>	<b>16.74%</b>	<b>\$50,482.10</b>
Floor Construction		\$26,858.10
Slab on Grade		\$5,916.00
Stair Construction		\$5,880.00
Standard Foundations		\$11,828.00
<b>04 Masonry</b>	<b>11.20%</b>	<b>\$33,783.05</b>
Exterior Walls		\$33,783.05
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.22%</b>	<b>\$21,767.41</b>
Roof Construction		\$6,700.89
Roof Coverings		\$15,066.52
<b>08 Doors &amp; Windows</b>	<b>13.84%</b>	<b>\$41,740.00</b>
Exterior Doors		\$7,860.00
Exterior Windows		\$25,600.00
Interior Doors		\$8,280.00
<b>09 Finishes</b>	<b>13.29%</b>	<b>\$40,087.57</b>
Ceiling Finishes		\$6,626.28
Floor Finishes		\$11,825.94
Partitions		\$11,477.02
Wall Finishes		\$10,158.34
<b>11 Equipment</b>	<b>3.71%</b>	<b>\$11,200.00</b>
Other Equipment		\$11,200.00
<b>13 Special Construction</b>	<b>4.72%</b>	<b>\$14,240.91</b>
Communications & Security		\$6,410.78
Sprinklers		\$7,830.14
<b>15 Mechanical</b>	<b>12.24%</b>	<b>\$36,924.80</b>
Cooling Generating Systems		\$18,924.80
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>7.72%</b>	<b>\$23,283.60</b>
Electrical Service & Distribution		\$23,283.60
<b>19 FF&amp;E</b>	<b>6.63%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$301,556.15

### Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,658.56
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$30,155.62
<b>Total Additional Hard Cost</b>		<b>\$31,814.17</b>

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$16,668.52
SIOH Conus	6.50%	\$22,752.52
Design	10.00%	\$33,337.03
08 MYr Inflation Fct	9.93%	\$40,328.55
<b>Total Soft Cost</b>		<b>\$113,086.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$446,456.95</b>

**INSERT BUILDING 371 FLOOR PLANS HERE**



Bldg. 0373

## Building 0373

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Building 373 was constructed in 1923. The 2,016 square foot facility contains 2 DVQ units with full kitchens. The building is functioning as 2 family suites for high ranking visitors.

### Significant Assumptions

The replacement and renovation cost models are based on 4 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 80% for Ft Benning.

### Cost Analysis

Renovation Cost	\$277,145.00
Replacement Cost	\$446,455.00
Renovation to Replacement Cost Ratio	62.08%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 373 is not recommended.

## Attributes

01.Number of Units Constructed	2
02.Number of Units Used	2
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	2
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	2
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	4
16.Delta renovation	2



## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: Hard goods include 10 lamps, an end table, a dining room table with four chairs, a love seat, a coffee table, 4 easy chairs, 2 TVs with stands, a dresser, 2 beds with head boards, 3 night stands, and a chest of drawers. Hard goods are in like new condition.
- Recommendation: No corrective action necessary.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is a perimeter foundation wall with piers in the middle of the duplex, which creates a crawl space. Foundation walls are in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade foundation in this structure.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor is constructed with wood floor joists with intermediate piers and a wood subfloor. The floor is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof is constructed with wood trusses and planking, which is in good condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior wall is brick on the first floor and stucco on the 2nd floor. Both appear to be in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: Exterior windows are single pane with storm windows. Windows are in fair condition.
- Recommendation: Replace windows.

#### **Exterior Doors**

- Analysis: Exterior doors are wood, and are in good condition.
- Recommendation: No corrective action required.

### **Roofing**

#### **Roof Coverings**

- Analysis: The roof covering is composition shingles which were replaced in 1999 and are in good condition.
- Recommendation: No corrective action required.

## **Interior Construction**

### **Partitions**

- Analysis: Interior partitions are drywall on studs, and are in good condition.
- Recommendation: No corrective action required.

### **Interior Doors**

- Analysis: Interior doors are wood, and are in good condition
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: Stairs are wood with carpet, and are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: Wall finishes are painted drywall, and are in poor condition.
- Recommendation: Repaint walls.

### **Floor Finishes**

- Analysis: Floor finishes include carpet, VCT, and ceramic tile. Carpet is in poor condition. Other finishes are in good condition.
- Recommendation: Replace carpet.

### **Ceiling Finishes**

- Analysis: Ceiling finishes include paint, and are in poor condition.
- Recommendation: Repaint ceiling.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: All bathroom and kitchen plumbing fixtures appear to be in good condition.
- Recommendation: No corrective action required.

### **Domestic Water Distribution**

- Analysis: Domestic water system was in good condition.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Each lodging unit has its own split cooling and heating system, which is in good condition.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: The building does not have a sprinkler system, and none is required.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Each lodging unit has a 225 amp electrical service which is sufficient and in good condition.
- Recommendation: No corrective action required.

### **Communications and Security**

- Analysis: The building does not have a fire alarm system, but smoke detectors are present and in good condition.
- Recommendation: No corrective action required.

## **Equipment**

### **Other Equipment**

- Analysis: Other equipment includes a range, refrigerator, sink, washer and dryer. All other equipment is in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site is well graded, and there is adequate parking.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**  
Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.
- **Family Guest Suite**

The following are existing conditions that do not meet the Functional Criteria that are considered major deficits. Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 4 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>08 Doors &amp; Windows</b>	<b>73.13%</b>	<b>\$10,152.45</b>
Al. Windows - Beyond Useful Life		\$10,152.45
<b>09 Finishes</b>	<b>26.87%</b>	<b>\$3,730.75</b>
Carpet: Beyond Useful Life		\$2,592.28
Interior ceilings: Paint Failing		\$572.07
Interior walls: Paint failing		\$566.40
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$13,883.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$76.36
Force Protection	9.00%	\$1,381.29
General Conditions	10.00%	\$1,388.30
<b>Total Additional Hard Cost</b>		<b>\$2,845.95</b>

#### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$1,672.89
SIOH Conus	6.50%	\$1,196.12
Design	10.00%	\$1,672.89
08 MYr Inflation Fct	9.93%	\$2,112.20
<b>Total Soft Cost</b>		<b>\$6,654.10</b>
<b>Total Project</b>		<b>\$23,383.05</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>03 Concrete</b>	<b>3.57%</b>	<b>\$5,880.00</b>
Stair Construction		\$5,880.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.80%</b>	<b>\$2,958.95</b>
Roof Construction		\$2,958.95
<b>08 Doors &amp; Windows</b>	<b>19.99%</b>	<b>\$32,886.40</b>
Exterior Windows		\$25,600.00
Interior Doors		\$7,286.40
<b>09 Finishes</b>	<b>29.32%</b>	<b>\$48,237.00</b>
Ceiling Finishes		\$8,799.84
Floor Finishes		\$11,219.36
Partitions		\$10,772.43
Wall Finishes		\$17,445.38
<b>10 Specialties</b>	<b>0.15%</b>	<b>\$248.16</b>
Fittings		\$248.16
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$16.00</b>
Other Equipment		\$16.00
<b>13 Special Construction</b>	<b>5.90%</b>	<b>\$9,709.06</b>
Communications & Security		\$4,370.69
Sprinklers		\$5,338.37
<b>15 Mechanical</b>	<b>18.78%</b>	<b>\$30,902.40</b>
Cooling Generating Systems		\$12,902.40
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>8.33%</b>	<b>\$13,708.80</b>
Electrical Service & Distribution		\$13,708.80
<b>19 FF&amp;E</b>	<b>12.15%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$164,546.77

### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$905.01
Force Protection	9.00%	\$16,371.58
General Conditions	10.00%	\$16,454.68
<b>Total Additional Hard Cost</b>		<b>\$33,731.27</b>

### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$19,827.80
SIOH Conus	6.50%	\$14,176.88
Design	10.00%	\$19,827.80
08 MYr Inflation Fct	9.93%	\$25,034.58

Total Soft Cost	\$78,867.06
Total Project Cost for Renovation	\$277,145.10

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.67%</b>	<b>\$8,046.70</b>
Site Earthwork		\$8,046.70
<b>03 Concrete</b>	<b>16.74%</b>	<b>\$50,482.10</b>
Floor Construction		\$26,858.10
Slab on Grade		\$5,916.00
Stair Construction		\$5,880.00
Standard Foundations		\$11,828.00
<b>04 Masonry</b>	<b>11.20%</b>	<b>\$33,783.05</b>
Exterior Walls		\$33,783.05
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.22%</b>	<b>\$21,767.41</b>
Roof Construction		\$6,700.89
Roof Coverings		\$15,066.52
<b>08 Doors &amp; Windows</b>	<b>13.84%</b>	<b>\$41,740.00</b>
Exterior Doors		\$7,860.00
Exterior Windows		\$25,600.00
Interior Doors		\$8,280.00
<b>09 Finishes</b>	<b>13.29%</b>	<b>\$40,087.57</b>
Ceiling Finishes		\$6,626.28
Floor Finishes		\$11,825.94
Partitions		\$11,477.02
Wall Finishes		\$10,158.34
<b>11 Equipment</b>	<b>3.71%</b>	<b>\$11,200.00</b>
Other Equipment		\$11,200.00
<b>13 Special Construction</b>	<b>4.72%</b>	<b>\$14,240.91</b>
Communications & Security		\$6,410.78
Sprinklers		\$7,830.14
<b>15 Mechanical</b>	<b>12.24%</b>	<b>\$36,924.80</b>
Cooling Generating Systems		\$18,924.80
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>7.72%</b>	<b>\$23,283.60</b>
Electrical Service & Distribution		\$23,283.60
<b>19 FF&amp;E</b>	<b>6.63%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$301,556.15

### Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,658.56
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$30,155.62
<b>Total Additional Hard Cost</b>		<b>\$31,814.17</b>



**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$16,668.52
SIOH Conus	6.50%	\$22,752.52
Design	10.00%	\$33,337.03
08 MYr Inflation Fct	9.93%	\$40,328.55
<b>Total Soft Cost</b>		<b>\$113,086.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$446,456.95</b>

**INSERT BUILDING 373 FLOOR PLANS HERE**



Bldg. 0399

## Building 0399

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Building 399 was constructed between 1925 and 1929. The 329,937 square foot facility contains 597 lodging units, which all function as standard stay rooms.

### Significant Assumptions

The replacement and renovation cost models are based on 597 standard stay rooms.

The renovation plan if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 80% for Fort Benning.

### Cost Analysis

Condition Assessment Cost	\$20,612,925.00
Replacement Cost	\$39,249,860.00
Condition Assessment to Replacement Cost Ratio	52.52%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 399 is not recommended.

## Attributes

01.Number of Units Constructed	597
02.Number of Units Used	597
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	597
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	597
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	597
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	0

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: Hard goods include a bed with head board, night stand with lamp, micro fridge with microwave, TV with stand, easy chair, and desk/table with chair. Hard and soft goods are in fair condition.
- Recommendation: Replace hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: Building has a basement with concrete foundation walls sitting on spread footings. The foundation appears to be in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: Slab on grade in the basement is in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: Floor construction is poured concrete, and is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: Roof is constructed with wood trusses and planking, and is good condition. Gutters and downspouts are in poor condition.
- Recommendation: Replace gutters and downspouts.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior walls are face brick and stucco. Brick is in fair condition. Stucco is in good condition.
- Recommendation: Re-point brick as necessary.

#### **Exterior Windows**

- Analysis: Exterior windows are single-pane glazing and are in fair condition.
- Recommendation: Replace windows.

#### **Exterior Doors**

- Analysis: All exterior doors are hollow metal with electronic lock sets, and are in good condition.
- Recommendation: No corrective action required.

### **Roofing**

### **Roof Coverings**

- Analysis: Roof covering is a combination of clay tiles and membrane roof. Both roofs are in poor condition.
- Recommendation: Replace membrane roofs on turrets. Repair clay tile roof.

### **Interior Construction**

#### **Partitions**

- Analysis: Interior partitions are drywall on studs, and are in good condition.
- Recommendation: No corrective action required.

#### **Interior Doors**

- Analysis: Interior doors are hollow metal, and are in good condition.
- Recommendation: No corrective action required.

#### **Fittings**

- Analysis: Fittings include lockers in storage areas, and are in good condition.
- Recommendation: No corrective action required.

### **Stairs**

#### **Stair Construction**

- Analysis: Stair construction is poured concrete, and is in good condition.
- Recommendation: No corrective action required.

### **Interior Finishes**

#### **Wall Finishes**

- Analysis: Wall finishes are painted, and are in fair condition.
- Recommendation: Repaint walls.

#### **Floor Finishes**

- Analysis: Floor finishes are carpet in the guest rooms and VCT in the corridors. Both are in poor condition. The ceramic tile in bathrooms is in good condition.
- Recommendation: Replace carpet and VCT.

#### **Ceiling Finishes**

- Analysis: Ceiling finishes are painted drywall, and are in fair condition.
- Recommendation: Repaint ceilings.

### **Conveying**

#### **Elevators and Lifts**

- Analysis: There currently is no service elevator in this building.
- Recommendation: Install 3 elevators due to size and layout.

### **Plumbing**

#### **Plumbing Fixtures**

- Analysis: Plumbing fixtures are in poor condition.
- Recommendation: Replace plumbing fixtures.

#### **Domestic Water Distribution**

- Analysis: Domestic water system is in poor condition.
- Recommendation: Replace domestic water distribution system.

### **HVAC**

#### **Cooling Generating Systems**

- Analysis: Cooling and heating in the building is supplied by a two pipe fan coil heating and cooling system. Cooling and heating system is in poor condition.
- Recommendation: Install individual cooling and heating units.

### **Fire Protection**

#### **Sprinklers**

- Analysis: Building has sprinklers which appear to be in good condition.
- Recommendation: No corrective action required.

### **Electrical**

#### **Electrical Service/Distribution**

- Analysis: Electrical service is in poor condition and circuits are inadequate.
- Recommendation: Rewire the building and increase capacity to meet the new demand.

#### **Communications and Security**

- Analysis: The building has a working fire alarm system which is in good condition.
- Recommendation: No corrective action required.

### **Equipment**

#### **Commercial Equipment**

- Analysis: The building does not have any commercial equipment. Laundry facilities are located off site.
- Recommendation: No corrective action required.

#### **Other Equipment**

- Analysis: Renovated kitchens in Section "F" are in good condition. Washers and dryers are in fair condition.
- Recommendation: Replace washers and dryers.

### **Site Preparation**

#### **Site Earthwork**

- Analysis: Site is well graded and is in good condition.
- Recommendation: No corrective action required.

### **Site Improvements**

#### **Parking Lots**

- Analysis: Parking lots are poorly graded and are in poor condition.
- Recommendation: Repave low spots to alleviate ponding water.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: Site lighting is adequate.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

In House Laundry and receiving

Does not exist.

Renovation Recommendation: Incorporate into new main Lodging facility

In House Laundry and receiving

Does not exist.

Renovation Recommendation: Incorporate into new main Lodging facility

- **Public Spaces**

Phones, and vending rooms

Located outside.

Renovation Recommendation: Incorporate into new main Lodging facility.

Gear Wash, Study Rooms:

Does not exist

Renovation Recommendation: Incorporate into new main Lodging facility.

Corridors:

Existing corridors are 5' or less.

Renovation Recommendation: New lodging facility will incorporate 6' wide corridors.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>0.07%</b>	<b>\$8,946.40</b>
Parking: AC Pavement Poor Drainage		\$8,946.40
<b>04 Masonry</b>	<b>0.40%</b>	<b>\$49,546.72</b>
Brick Wall: Repoint		\$49,546.72
<b>05 Metals</b>	<b>1.65%</b>	<b>\$201,792.00</b>
Railings - Inadequate or Missing		\$201,792.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.68%</b>	<b>\$205,116.95</b>
Clay Tiles: Damages or Failing		\$97,416.00
Edge Flashing: Damaged or Failing		\$4,777.92
Gutters: Damaged or Failing		\$61,670.40
Modified bitumen roof damaged or failing		\$41,252.63
<b>08 Doors &amp; Windows</b>	<b>11.14%</b>	<b>\$1,363,123.43</b>
Al. Windows - Beyond Useful Life		\$1,363,123.43
<b>09 Finishes</b>	<b>6.54%</b>	<b>\$800,186.22</b>
Carpet: Beyond Useful Life		\$401,036.62
Covered Walkway Ceiling: Paint Failing		\$37,382.40
Interior ceilings: Paint Failing		\$120,134.39
Interior walls: Paint failing		\$190,165.97
VCT: Beyond Useful Life		\$51,466.84
<b>14 Conveying Systems</b>	<b>2.17%</b>	<b>\$265,332.00</b>
Elevator: Beyond expected useful life		\$265,332.00
<b>15 Mechanical</b>	<b>36.08%</b>	<b>\$4,415,220.63</b>
Domestic water system: Beyond expected useful life		\$609,302.31
PTAC: Missing or inadequate		\$882,600.00
Restroom exhaust: Beyond expected useful life		\$716,908.63
Sewage System: Beyond expected useful life		\$292,364.33
Shower: Beyond expected useful life		\$1,071,750.00
Sink & vanity: Replace due to remodel		\$369,041.52
Water closet: Replace due to remodel		\$473,253.84
<b>16 Electrical</b>	<b>15.88%</b>	<b>\$1,944,056.06</b>
Branch Circuits: Beyond Expected Useful Life		\$828,140.38
Fixture: Incandescent fixture beyond expected life		\$1,018,708.48
Main service: Beyond expected useful life		\$97,207.20
<b>19 FF&amp;E</b>	<b>24.39%</b>	<b>\$2,985,000.00</b>
Hard and soft goods: Beyond expected useful life		\$2,985,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$12,238,320.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$67,310.76



Force Protection	9.00%	\$1,217,651.65
General Conditions	10.00%	\$1,223,832.00
<b>Total Additional Hard Cost</b>		<b>\$2,508,794.41</b>

**Soft Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$1,474,711.44
SIOH Conus	6.50%	\$1,054,418.68
Design	10.00%	\$1,474,711.44
08 MYr Inflation Fct	9.93%	\$1,861,969.93
<b>Total Soft Cost</b>		<b>\$5,865,811.49</b>
<b>Total Project</b>		<b>\$20,612,925.90</b>

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.37%</b>	<b>\$894,731.20</b>
Parking Lots		\$399,456.00
Site Earthwork		\$495,275.20
<b>03 Concrete</b>	<b>19.23%</b>	<b>\$5,099,122.59</b>
Floor Construction		\$3,561,266.59
Slab on Grade		\$366,824.00
Stair Construction		\$70,560.00
Standard Foundations		\$1,100,472.00
<b>04 Masonry</b>	<b>4.00%</b>	<b>\$1,060,425.90</b>
Exterior Walls		\$1,060,425.90
<b>07 Thermal &amp; Moisture Protection</b>	<b>5.68%</b>	<b>\$1,504,581.91</b>
Roof Construction		\$605,656.02
Roof Coverings		\$898,925.88
<b>08 Doors &amp; Windows</b>	<b>9.02%</b>	<b>\$2,390,989.60</b>
Exterior Doors		\$23,048.80
Exterior Windows		\$1,942,400.00
Interior Doors		\$425,540.80
<b>09 Finishes</b>	<b>18.59%</b>	<b>\$4,928,635.71</b>
Ceiling Finishes		\$1,304,750.64
Floor Finishes		\$1,826,757.38
Partitions		\$1,003,044.69
Wall Finishes		\$794,082.99
<b>10 Specialties</b>	<b>0.01%</b>	<b>\$2,711.60</b>
Fittings		\$2,711.60
<b>11 Equipment</b>	<b>0.08%</b>	<b>\$20,887.60</b>
Commercial Equipment		\$19,360.00
Other Equipment		\$1,527.60
<b>13 Special Construction</b>	<b>5.00%</b>	<b>\$1,324,968.29</b>
Communications & Security		\$596,455.82
Sprinklers		\$728,512.46
<b>14 Conveying Systems</b>	<b>0.65%</b>	<b>\$171,840.00</b>
Elevators and Lifts		\$171,840.00
<b>15 Mechanical</b>	<b>15.98%</b>	<b>\$4,235,940.00</b>
Cooling Generating Systems		\$1,760,755.20
Domestic Water Dist		\$862,560.00
Plumbing Fixtures		\$1,612,624.80
<b>16 Electrical</b>	<b>7.13%</b>	<b>\$1,891,202.40</b>
Electrical Service & Distribution		\$1,877,154.40
Site Lighting		\$14,048.00
<b>19 FF&amp;E</b>	<b>11.26%</b>	<b>\$2,985,000.00</b>
Interior FF&E allowance		\$2,985,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$26,511,036.80</b>

**Additional Hard Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$145,810.70
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$2,651,103.68
<b>Total Additional Hard Cost</b>		<b>\$2,796,914.38</b>

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$1,465,397.56
SIOH Conus	6.50%	\$2,000,267.67
Design	10.00%	\$2,930,795.12
08 MYr Inflation Fct	9.93%	\$3,545,448.06
<b>Total Soft Cost</b>		<b>\$9,941,908.41</b>
<b>Total Project Cost for Replacement</b>		<b>\$39,249,859.59</b>

**INSERT BUILDING 399 FLOOR PLANS HERE**



*The Marshall house: Bldg. 0791*

## Building 0791

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Building 791, "The Marshall House" was built in 1930 and contains 4,343 square feet. It is a 3-bedroom house which contains 1 DVQ unit with a full kitchen. The building is functioning as a family suite for high ranking visitors.

### Significant Assumptions

The replacement and renovation cost models are based on 4 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 80% for Ft Benning.

### Cost Analysis

Renovation Cost	\$277,145.00
Replacement Cost	\$446,455.00
Renovation to Replacement Cost Ratio	62.08%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 791 is not recommended.

## Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	4
16.Delta renovation	3

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: Hard and soft goods include 19 lamps, 6 end tables, a dining room table with 8 chairs, 3 sofas, a love seat, 2 coffee tables, 4 easy chairs, four TV's with stands, 3 dressers, 6 beds with head boards, 7 night stands, and 5 chest of drawers. Hard and soft goods are in like new condition.
- Recommendation: No corrective action required.

### **Foundations**

#### **Standard Foundations**

- Analysis: Foundation is a perimeter concrete foundation wall on spread footings, which creates a basement. Foundation walls are in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: Basement slab on grade is in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: Floor is constructed with wooden floor joists with a wood subfloor, and is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof is constructed with wood trusses with planking, and is in good condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior wall is stucco which appears to be in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: Exterior windows are single pane glazing with storm windows, and are in fair condition.
- Recommendation: Replace windows.

#### **Exterior Doors**

- Analysis: Exterior doors are wood, and are in good condition.
- Recommendation: No corrective action required.

### **Roofing**

### **Roof Coverings**

- Analysis: The roof covering is composed of clay tiles which were replaced in 1998 and are in good condition.
- Recommendation: No corrective action required.

### **Interior Construction**

#### **Partitions**

- Analysis: Interior partitions are drywall on studs, and are in good condition.
- Recommendation: No corrective action required.

#### **Interior Doors**

- Analysis: Interior doors are wood, and are in good condition.
- Recommendation: No corrective action required.

### **Stairs**

#### **Stair Construction**

- Analysis: Stairs are wood with carpet, and are in good condition.
- Recommendation: No corrective action required.

### **Interior Finishes**

#### **Wall Finishes**

- Analysis: Wall finishes are painted drywall, and are in good condition.
- Recommendation: No corrective action required.

#### **Floor Finishes**

- Analysis: Floor finishes include carpet, which is in good condition.
- Recommendation: No corrective action required.

#### **Ceiling Finishes**

- Analysis: Ceilings were repainted in 2003, and are in good condition.
- Recommendation: No corrective action required.

### **Plumbing**

#### **Plumbing Fixtures**

- Analysis: All bathroom and kitchen plumbing fixtures appear to be in good condition.
- Recommendation: No corrective action required.

#### **Domestic Water Distribution**

- Analysis: Domestic water system was in good condition.
- Recommendation: No corrective action required.

### **HVAC**

#### **Cooling Generating Systems**

- Analysis: Cooling and heating is supplied by a split system unit, which is in good condition.

- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: There is no fire sprinkler system, and none is required.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Electrical service is supplied by 200 amp service which is in good condition.
- Recommendation: No corrective action required.

### **Communications and Security**

- Analysis: Building does not have a fire alarm system. Smoke detectors are present and in good condition.
- Recommendation: No corrective action required.

## **Equipment**

### **Other Equipment**

- Analysis: Other equipment includes a range, refrigerator, sink, washer and dryer. All other equipment is in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: Site is well graded and has adequate parking. Site and earthwork are in good condition.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

- **Family Guest Suite**



The following are existing conditions that do not meet the Functional Criteria that are considered major deficits. Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 4 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 399, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>08 Doors &amp; Windows</b>	<b>100.00%</b>	<b>\$24,116.05</b>
Al. Windows - Beyond Useful Life		\$24,116.05
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$24,116.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$132.64
Force Protection	9.00%	\$2,399.42
General Conditions	10.00%	\$2,411.60
<b>Total Additional Hard Cost</b>		<b>\$4,943.66</b>

#### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$2,905.97
SIOH Conus	6.50%	\$2,077.77
Design	10.00%	\$2,905.97
08 MYr Inflation Fct	9.93%	\$3,669.07
<b>Total Soft Cost</b>		<b>\$11,558.77</b>
<b>Total Project</b>		<b>\$40,618.43</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>03 Concrete</b>	<b>3.57%</b>	<b>\$5,880.00</b>
Stair Construction		\$5,880.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.80%</b>	<b>\$2,958.95</b>
Roof Construction		\$2,958.95
<b>08 Doors &amp; Windows</b>	<b>19.99%</b>	<b>\$32,886.40</b>
Exterior Windows		\$25,600.00
Interior Doors		\$7,286.40
<b>09 Finishes</b>	<b>29.32%</b>	<b>\$48,237.00</b>
Ceiling Finishes		\$8,799.84
Floor Finishes		\$11,219.36
Partitions		\$10,772.43
Wall Finishes		\$17,445.38
<b>10 Specialties</b>	<b>0.15%</b>	<b>\$248.16</b>
Fittings		\$248.16
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$16.00</b>
Other Equipment		\$16.00
<b>13 Special Construction</b>	<b>5.90%</b>	<b>\$9,709.06</b>
Communications & Security		\$4,370.69
Sprinklers		\$5,338.37
<b>15 Mechanical</b>	<b>18.78%</b>	<b>\$30,902.40</b>
Cooling Generating Systems		\$12,902.40
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>8.33%</b>	<b>\$13,708.80</b>
Electrical Service & Distribution		\$13,708.80
<b>19 FF&amp;E</b>	<b>12.15%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$164,546.77

### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$905.01
Force Protection	9.00%	\$16,371.58
General Conditions	10.00%	\$16,454.68
<b>Total Additional Hard Cost</b>		<b>\$33,731.27</b>

### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$19,827.80
SIOH Conus	6.50%	\$14,176.88
Design	10.00%	\$19,827.80
08 MYr Inflation Fct	9.93%	\$25,034.58

Total Soft Cost	\$78,867.06
Total Project Cost for Renovation	\$277,145.10

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.67%</b>	<b>\$8,046.70</b>
Site Earthwork		\$8,046.70
<b>03 Concrete</b>	<b>16.74%</b>	<b>\$50,482.10</b>
Floor Construction		\$26,858.10
Slab on Grade		\$5,916.00
Stair Construction		\$5,880.00
Standard Foundations		\$11,828.00
<b>04 Masonry</b>	<b>11.20%</b>	<b>\$33,783.05</b>
Exterior Walls		\$33,783.05
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.22%</b>	<b>\$21,767.41</b>
Roof Construction		\$6,700.89
Roof Coverings		\$15,066.52
<b>08 Doors &amp; Windows</b>	<b>13.84%</b>	<b>\$41,740.00</b>
Exterior Doors		\$7,860.00
Exterior Windows		\$25,600.00
Interior Doors		\$8,280.00
<b>09 Finishes</b>	<b>13.29%</b>	<b>\$40,087.57</b>
Ceiling Finishes		\$6,626.28
Floor Finishes		\$11,825.94
Partitions		\$11,477.02
Wall Finishes		\$10,158.34
<b>11 Equipment</b>	<b>3.71%</b>	<b>\$11,200.00</b>
Other Equipment		\$11,200.00
<b>13 Special Construction</b>	<b>4.72%</b>	<b>\$14,240.91</b>
Communications & Security		\$6,410.78
Sprinklers		\$7,830.14
<b>15 Mechanical</b>	<b>12.24%</b>	<b>\$36,924.80</b>
Cooling Generating Systems		\$18,924.80
Domestic Water Dist		\$8,640.00
Plumbing Fixtures		\$9,360.00
<b>16 Electrical</b>	<b>7.72%</b>	<b>\$23,283.60</b>
Electrical Service & Distribution		\$23,283.60
<b>19 FF&amp;E</b>	<b>6.63%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$301,556.15

### Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,658.56
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$30,155.62
<b>Total Additional Hard Cost</b>		<b>\$31,814.17</b>

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$16,668.52
SIOH Conus	6.50%	\$22,752.52
Design	10.00%	\$33,337.03
08 MYr Inflation Fct	9.93%	\$40,328.55
<b>Total Soft Cost</b>		<b>\$113,086.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$446,456.95</b>

**INSERT BUILDING 791 FLOOR PLANS HERE**

# Army Lodging Wellness Recommendation

## Appendix

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
<b>Public Areas</b>											
Exterior Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Vestibule	100	100	150	150	200	200	200	200	200		In Main Lodging facilities square footage included in Lobby
Lobby (includes vestibule at Main Lodging facilities)	300-500	300-500	500-800	500-800	800-1000	800-1000	1,000-1,200	1,000-1,200	1,200-1,500	X	Includes square footage of vestibule at Main Lodging facilities
Front Desk	2 station / 100 s.f.	2 station / 100 s.f.	2 station / 100 s.f.	3 station / 150 s.f.	3 station / 150 s.f.	3 station / 250 s.f.	3 station / 250 s.f.	4 station / 300 s.f.	4 station / 300 s.f.	X	
Bell Cart Station	2 carts / 24 s.f.	2 carts / 24 s.f.	3 carts / 36 s.f.	3 carts / 36 s.f.	4 carts / 48 s.f.	4 carts / 48 s.f.	6 carts / 72 s.f.	6 carts / 72 s.f.	8 carts / 96 s.f.		Not required at facilities w/out interior corridors if building is retained.
Breakfast Bar (Seat/Svc)	550	550	550	550	550	550	550	750	1,000	X	Needed at secondary facility, if it is a remote location. CFSC requirement min 550
Passenger Elevators			1 @ 64 s.f. 50-99 rooms 2 @ 64 s.f. 100-149 rooms	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms	3 @ 64 s.f. each		If building is over two stories high
Stairs	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each		
Public Corridors	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	3 phones / 18 s.f.	3 phones / 18 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.		House phone in secondary buildings. Pay phones & house phones at Main facility
Vending - Full Service	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Vending - Ice Only	1 per building / 30 s.f.	1 per building / 30 s.f.	30	30	30-45	45-60	60-90	90-120	120+		1 for every other floor to support up to 200 units / 30 s.f. each
Women - Lobby	100	100	200	200	260	260	315	315	350	X	
Men - Lobby	100	100	200	200	260	260	315	315	350	X	
Multi-Purpose Rm	250	250	250	250	250	250	250	250	250	X	
Study Rooms	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 per 25 extended stay units of 250 s.f. each at posts with schools facilities
Guest Laundries	192	192	192-384	384-576	576-768	768-1152	1152-1536	1536-2112	2112+		CFSC requirement 2w/d for every 75 guest rooms
Gear Wash Rooms	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each		Only at facilities with outdoor training
Guest Bulk Storage	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 unit for every 4 family suites of 25 ea. 40 w/circ.
<b>Guest Rooms</b>											
Guest Room - Standard	300	300	300	300	300	300	300	300			
Guest Room - Ext. Stay	300	300	300	300	300	300	300	300			
Guest Room - Suites	450	450	450	450	450	450	450	450			



ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
<b>Back-of-House Areas</b>											
Manager's Office	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	-	-	0 50-99 units 120 100-149 units	120	120	120	120	120	120	X	
Front Office Mgr.	100	100	100	100	100	100	100	100	100	X	
Admin. Offices	2 space / 200-250 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room	50	50	75	75	100	100	125	125	150	X	
Luggage Storage	-	-	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.	250	250	250	250	350	350	350	350	350	X	
Housekeeping Off.	120	120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	50	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	500	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f
Receiving Office	75	75	75	75	75	75	75	75	75	X	
Maintenance Area	100	100	175	175	250	250	400	400	600	X	
Kitchen Prep Room	150	150	150	150	150	150	150	150	150	X	facility, if it is a remote location.
Break Room		140	210	210	280	280	350	350	420		
Staff Toilet - Men			200	100	100	100	150	150	200		
Staff Toilet - Women		100	100	100	150	150	200	200	250		
Access Corridor	**	**	**	**	**	**	**	**	**		
Receiving	150	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator	80	80	80	80	80	80	80	80	80		
Data/Commo Rm.	100	100	100	100	150	150	150	150	150		
Switch Closets	16 *	16 *	16-48 *	48-64 *	64-96 *	96-128 *	128-144 *	144-256 *	256+ *		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	50	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	500	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	500	500	500	500	500	500	500	500	500	X	
Electrical Room	140 *	140 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *		One electrical room to serve no more than 100 rooms.
Elevator Equip.Rm.	84	84	84	84	84	84	84	84	84		
<b>EXTERIOR</b>											
Playground (Outdoor)										X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	X	

\* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

\*\* Corridors to be determined based on building layout.